

STATE OF ALABAMA)
COUNTY OF SHELBY)

7423

1650-00-200

July 31-143

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Five Thousand Nine Hundred Fifty Dollars (\$35,950.00) to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by James R. Jackson and wife, Bettie S. Jackson, the receipt whereof is acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said James R. Jackson and wife, Bettie S. Jackson, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "C", Building 1, Lot 1, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 34.09 feet, thence 90 degrees right in a Southwesterly direction a distance of 21.75 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "D" and "C", thence continue in a Southwesterly direction along the center line of fence, party wall, fence and storage compartment wall common to Units "D" and "C", a distance of 73.31 feet to the intersection of the center line of the last described storage compartment wall and the Southwest wall of attached storage compartment, thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 6.33 feet, thence left in a Northeasterly direction along the Southeast wall of said storage compartment a distance of 5.18 feet to the center line of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described wood fence a distance of 14.18 feet, thence left in a Northeasterly direction along the center line of the wood fence, party wall and wood fence common to Units "B" and "C" a distance of 68.01 feet to the center line of aforementioned fence enclosing fronts of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along last described center line a distance of 20.60 feet to the poing of beginning.

Subject to easements and restrictions of record and easements, restrictions, covenants, conditions, assessments and agreements contained in Declaration recorded in Miscellaneous Book 6, Page 804, in the Office of the Judge of Probate of Shelby County, Alabama.

\$34,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James R. Jackson and wife, Bettie S. Jackson, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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Shelby Cnty Judge of Probate, AL
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And said W. M. Humphries Development Company, Inc., a corporation, does for itself, its successors and assigns, covenant with the said James R. Jackson and wife, Bettie S. Jackson, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said James R. Jackson and wife, Bettie S. Jackson, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Development Company, Inc., a corporation, has hereunto set its signature by Dalton H. Baggett, its Vice President, who is duly authorized, on this 31st day of July, 1974.

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Shelby Cnty Judge of Probate, AL
08/03/1974 12:00:00AM FILED/CERT

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

By

Dalton H. Baggett
Its Vice President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dalton H. Baggett, whose name as Vice President of W. M. Humphries Development Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of July, 1974.

Virginia L. Swin
Notary Public

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -3 PM 4:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Come of me
JUDGE OF PROBATE

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