

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

5774

See Mtg 346-745

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Seven Thousand Eight Hundred Fifty Dollars (\$37,850.00), to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by Marie K. Oesterling, the receipt of which is hereby acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Marie K. Oesterling, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "D", Lot 4, 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 Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4, a distance of 52.44 feet to a point; thence 90 degrees left in a Northwesterly direction, a distance of 10.52 feet to the point of beginning, said point being further identified as being the point of intersection of the extension of a wood fence enclosing the backs of Units "A", "B", "C" and "D", and the extension of a wood fence common to the Southwest side of Unit "D"; thence continue in a Northwesterly direction along the centerline of said extension of wood fence, wood fence, Southwest wall and wood fence, a distance of 67.82 feet to a point of intersection with the centerline of a wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the centerline of said fence a distance of 24.30 feet to a point of intersection with the centerline of a wood fence common to Units "C" and "D"; thence right in a Southeasterly direction along the centerline of fence, party wall and fence common to Units "C" and "D" a distance of 67.82 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along the centerline of said fence a distance of 3.50 feet to an intersection with the Northeast wall of an attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to an intersection with the Southwest wall of said storage compartment; thence right in a Northwesterly direction along said wall a distance of 4.20 feet to an intersection with the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence left in a Southwesterly direction along said centerline and its extension, a distance of 13.60 feet to the point 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.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Marie K. Oesterling, her heirs and assigns forever.

And said W. M. Humphries Development Company, Inc., a corporation, does for itself, its successors and assigns, covenant with said Marie K. Oesterling, her 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,

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Shelby Cnty Judge of Probate, AL
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and that it will, and its successors and assigns shall warrant and defend the same to the said Marie K. Oesterling, her 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, by its Vice President, Dalton H. Baggett, who is authorized to execute this conveyance, has hereto set its signature and seal this the 27th day of May, 1975.

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

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Shelby Cnty Judge of Probate, AL
06/26/1975 12:00:00AM FILED/CERT

By *Dalton H. Baggett*
Its Vice President

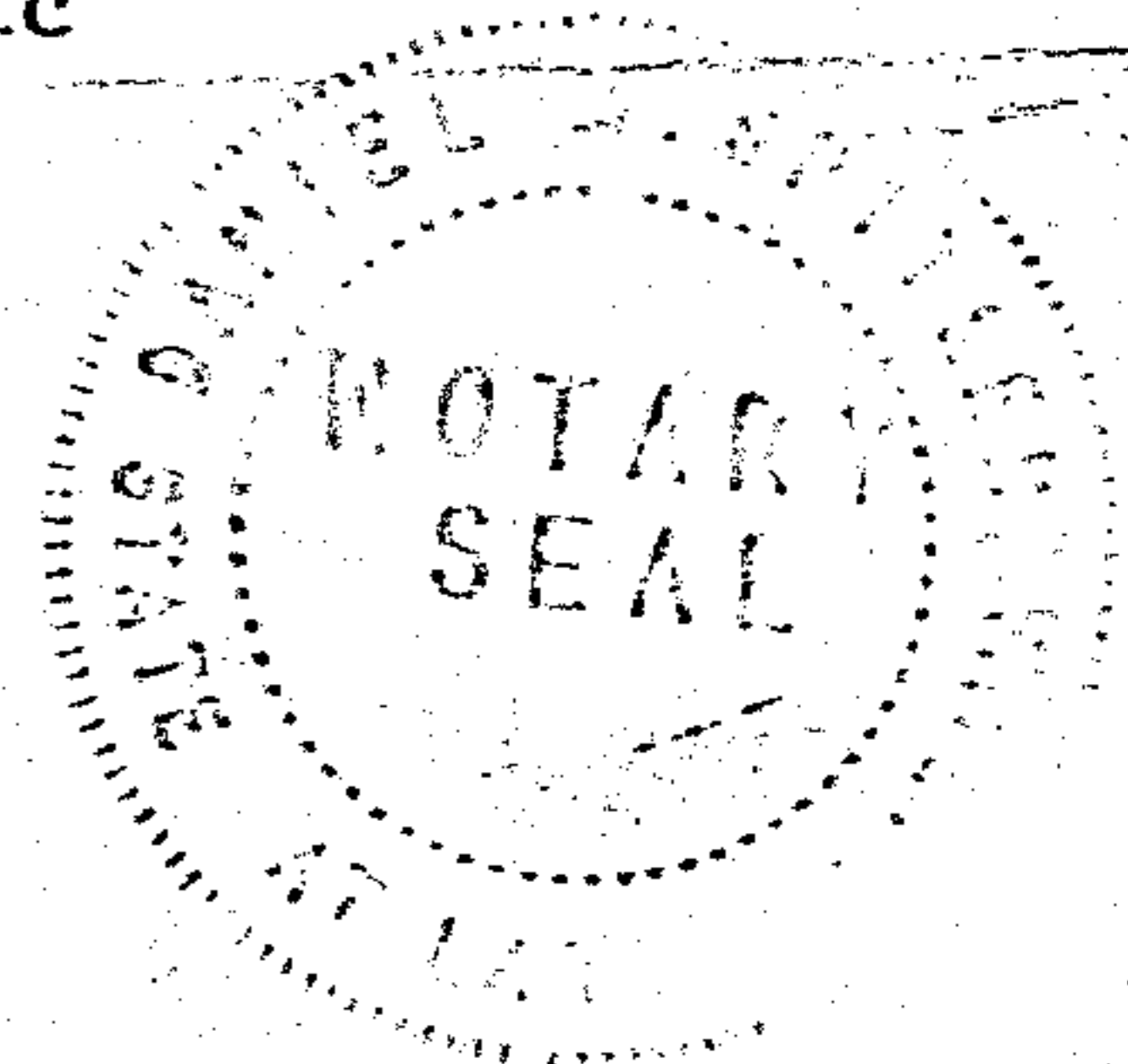
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 26 PM 3:48
Wesley J. Taylor
JUDGE OF PROBATE

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 is signed to the foregoing conveyance, as Vice President of W. M. Humphries Development Company, Inc., 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 27th day of May, 1975.

Daniel M. Spiller
Notary Public



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