

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

1362

19760803000072600 1/2 \$.00
Shelby Cnty Judge of Probate:AL
08/03/1976 12:00:00AM FILED/CERT

See Mtg 356- 726

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty-Four Thousand Five Hundred Dollars (\$44,500.00), to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, in hand paid by Peyton M. A. Thomas and wife, Valerie A. Thomas, the receipt of which is acknowledged, the said W. M. Humphries Enterprises, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Peyton M. A. Thomas and wife, Valerie A. Thomas, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit B, Building 7, Phase 2, of Chandalar South Townhouses, located in the SW-1/4 of the SE-1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction along the East line of said 1/4-1/4 section, a distance of 830.76 feet; thence 90° left, in a Westerly direction, a distance of 347.56 feet; thence 99° 22' 30" left, in a Southeasterly direction, a distance of 53.92 feet, to the point of beginning; said point being the center line of a fence common to "B" and "C" Units of said Building 7; thence continue along last described course along said center line of said fence, the center line of the party wall common to said Units, and fence common to said Units, a distance of 67.65 feet; thence 90° left, in a Northeasterly direction along the center line of a fence, a distance of 17.55 feet to the Northwest corner of a utility building; thence 90° right, in a Southeasterly direction along the Southwesterly wall of said utility building, a distance of 4.15 feet, to the Southwest corner of said utility building; thence 90° left, in a Northeasterly direction along the Southeasterly wall of said utility building a distance of 6.45 feet to the Southeasterly corner of said utility building; thence 90° left, in a Northwesterly direction, along the center line of the common wall of said utility building, the center line of the fence common to "B" and "A" Units, the center line of the party wall common to said "B" and "A" units, the center line of the fence common to said "B" and "A" Units, a distance of 71.80 feet; thence 90° left, along the outside face of the fence, in a Southwesterly direction, a distance of 24.0 feet, to the point of beginning.

BOOK 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.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Peyton M. A. Thomas and wife, Valerie A. Thomas, 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.

And said W. M. Humphries Enterprises, Inc., a corporation, does for itself, its successors and assigns, covenant with the said Peyton M. A. Thomas and wife, Valerie A. Thomas, 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 Peyton M. A. Thomas and wife, Valerie A. Thomas, their heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Enterprises, Inc., a corporation, has hereunto set its signature by Dalton H. Baggett, its Vice President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 28th day of July, 1976.

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W. M. HUMPHRIES ENTERPRISES, INC.

By Dalton H. Baggett
Its Vice President

STATE OF ALABAMA
SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG - 3 AM 8:38
Jef 450
Corporate Secretary
JULY 28 1976
SHELBY COUNTY 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 as Vice President of the W. M. Humphries Enterprises, 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 28th day of July, 1976.

Daniel M. Spitler
Notary Public

This instrument was prepared by Daniel M. Spitler, Attorney, 700 City National Bank Building, Birmingham, Alabama 35203.