

STATE OF ALABAMA)
COUNTY OF SHELBY)



19770422000037930 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1977 12:00:00AM FILED/CERT

7870 6929

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Eight Thousand Nine Hundred Dollars (\$38,900.00), to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, in hand paid by Gregory J. Clyburn, the receipt of which is hereby acknowledged, the said W. M. Humphries Enterprises, Inc., a corporation, does by these presents grant, bargain, sell and convey unto the said Gregory J. Clyburn, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "C", 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 centerline of a fence common to "C" and "B" Units of said Building 7; thence continue along last described course along said centerline of said fence, the centerline of the party wall common to said Units, fence common to said Units, and Southeasterly wall of a utility building, a distance of 71.95 feet to the Southeast corner of said utility building; thence 90° right, in a Southwesterly direction along the Southeasterly wall of said utility building, a distance of 6.29 feet, to the Southwest corner of said utility building; thence 90° right, in a Northwesterly direction along the Southwesterly wall of said utility building, a distance of 4.3 feet, to the Northwest corner of said utility building; thence 90° left, in a Southwesterly direction along the center line of a fence, a distance of 12.71 feet; thence 90° right, in a Northwesterly direction along the center line of a fence common to "C" and "D" Units, the centerline of party wall common to said "C" and "D" Units, the center line of fence common to said "C" and "D" Units, a distance of 67.95 feet; thence 90° right along the outside face of a fence, in a Northeasterly direction, a distance of 19.0 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.

\$36,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Gregory J. Clyburn, his heirs and assigns forever.

And said W. M. Humphries Enterprises, Inc., a corporation, does for itself, its successors and assigns, covenant with the said Gregory J. Clyburn, his heirs and assigns, that it is lawfully seized in fee simple

BOOK 304 PAGE 445
BOOK JULY 1977 PAGE 006

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 Gregory J. Clyburn, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Enterprises, 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 24th day of March, 1977.

W. M. HUMPHRIES ENTERPRISES, INC.

By *Dalton H. Baggett*
Its Vice President

19770422000037930 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1977 12:00:00AM FILED/CERT

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 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 24th day of March, 1977.

Daniel M. Spitler
Notary Public

BOOK 304 PAGE 446

BOOK 304 PAGE 893

APR 23 10:20
Rec'd tax 200
Rec 300
100
600
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Re-Recorded 300
'77 APR 22 AM 9:25 Ind 100
400
JUDGE OF PROBATE

This instrument was prepared by Daniel M. Spitler, Attorney, Spitler Building, Suite 100, 1970 Chandalar South Office Park, Pelham, Alabama 35124