

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

1269

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Eight Thousand Five Hundred Dollars to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, (herein referred to as grantor), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto Thomas C. Mitchell and wife, Mildred K. Mitchell, (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "C", Building 6, of Chandalar Townhouses, Phase II, 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 980.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet; thence 122 degrees 43' 15" left, in a Southeasterly direction, a distance of 124.55 feet; thence 90 degrees right, in a Southwesterly direction, a distance of 14.87 feet to a point on the SE outer corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", of said Building 6; thence 11 degrees 42' 15" right, in a Southwesterly direction along the outer face of said wood fence, a distance of 23.5 feet to the point of beginning; thence continue along last described course along the outer face of said wood fence extending across the front of said Unit "C", a distance of 19.0 feet; thence 90 degrees right, in a Northwesterly direction along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", and the SW outer face of a storage building, a distance of 71.8 feet to the NW corner of said storage building; thence 90 degrees right in a Northeasterly direction along the NW outer face, 6.0 feet to the NE corner of said storage building; thence 90 degrees right, in a Southeasterly direction along the NE outer face of said storage building a distance of 4.1 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Northeasterly direction along the NW outer face of said wood fence, extending across the back of Unit "C", a distance of 13.0 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right, in a Southeasterly direction along the centerline of said wood fence, also the centerline of a party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 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.

\$36,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19781002000132200 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/02/1978 12:00:00AM FILED/CERT

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United Co.



19781002000132200 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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- 2 -

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Vice President, Dalton H. Baggett, who is authorized to execute this conveyance, has hereto set its signature and seal this 25th day of September, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

W. M. HUMPHRIES ENTERPRISES, INC.

1978 OCT -2 PM 3:26

Thomas A. Brown, Jr.
JUDGE OF PROBATE

By

Dalton H. Baggett
Its Vice President

Deed 2.00
Rec. 3.00
Ind. 1.00
6.00

Sumtg. 383-597

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 25th day of September, 1978.

Daniel M. Spitler
Notary Public

This instrument was prepared by Daniel M. Spitler, Attorney, Suite 100, Spitler Building 1070 Chandalay South Office Park Pelham, Alabama 35124.

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