

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)



19781109000150780 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 11/09/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Fifty-Three Thousand Five Hundred Dollars (\$53,500.00), to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, in hand paid by Jack P. Gwin and wife, Virginia T. Gwin, 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 Jack P. Gwin and wife, Virginia T. Gwin, 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 "A", Building 6, Phase II 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 980.76 feet; thence 90° left, in a Westerly direction, a distance of 429.03 feet; thence 32° 43' 15" left, in a Southwesterly direction, a distance of 144.03 feet; thence 90° left, in a Southeasterly direction, a distance of 90.1 feet; thence 90° left, in a Northeasterly direction, a distance of 41.1 feet to the SW corner of said Unit "A" and the point of beginning; thence 78° 17' 45" left, in a Northwesterly direction along the outside face of the SW wall and wood fence of said Unit "A", a distance of 52.6 feet to the corner of said wood fence; thence 90° right, in a Northeasterly direction along the outside face of a wood fence that extends across the backs of Units "A", "B", "C" and "D", a distance of 19.9 feet to the SW corner of a storage building; thence 90° left, in a Northwesterly direction along the SW outside wall of said storage building, a distance of 4.1 feet; thence 90° right, in a Northeasterly direction along the NW outside wall of said storage building, a distance of 6.0 feet; thence 90° right, in a Southeasterly direction along the centerlines of the storage building, wood fence, party wall and another wood fence, all common to Units "A" and "B", a distance of 71.8 feet to a point on the outside face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90° right, in a Southwesterly direction along the outside face of said wood fence across the front of Unit "A", a distance of 25.9 feet to the corner of said wood fence; thence 90° right, in a Northwesterly direction along the outside face of a wood fence on the SW side of Unit "A", a distance of 15.1 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.

\$42,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



2111 7TH AVENUE SOUTH
 P. O. BOX 76001
 BIRMINGHAM, ALABAMA 35223

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TO HAVE AND TO HOLD, to the said Jack P. Gwin and wife, Virginia T. Gwin, 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 the said W. M. Humphries Enterprises, Inc., a corporation, does for itself, its successors and assigns, covenant with the said Jack P. Gwin and wife, Virginia T. Gwin, 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 Jack P. Gwin and wife, Virginia T. Gwin, 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, by its Vice President, Dalton H. Baggett, who is authorized to execute this conveyance, has hereto set its signature and seal this the 7th day of November, 1978.

NOTARY PUBLIC, SHELBY CO.

W. M. HUMPHRIES ENTERPRISES, INC.

By *Dalton H. Baggett*
Its Vice President

Recd. 11-09-78 *Deed Mtg. 388-95*
Rec. 3-00
Dist. 1-00
13-50

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 7th day of November, 1978.

Daniel M. Spitler
Notary Public

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

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