

This instrument prepared by

This Form furnished by

(Name) Daniel M. Spitler

(Address) 1970 Chandalar South Office Park Dr.  
Pelham, Alabama 35124**Cahaba Title, Inc.**1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100(\$35,500.00) DOLLARS,

to the undersigned grantor, W. M. HUMPHRIES ENTERPRISES, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto AN UNDIVIDED ONE-HALF INTEREST CH TO GERALD P. FALLETTA AND JAMES F. PHILLIPS

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, STATE OF ALABAMA, TO-WIT:

SEE SCHEDULE "A" ATTACHED.

This property is located in a flood prone/plain area.

THIS CORRECTION DEED BEING RECORDED TO CORRECT THE NAME OF THE GRANTEE.

19791213000162360 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/13/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, VICE President, who is

this the 14th day of November, 1979.

ATTEST: W. M. HUMPHRIES ENTERPRISES, INC.

Secretary

By

President

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 14th day of November, 1979.



# SCHEDULE "A"

Unit "C". Building 11 of Chandalar South Townhouses, Phase II, located in the SW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 Section; thence in a Northerly direction, along the East line of said 1/4 Section, a distance of 840.76 feet; thence 90 deg. left, in a Westerly direction, a distance of 86.0 feet; thence 90 deg. left, in a Southerly direction, a distance of 19.7 feet to the intersection of Units "A" and a wood fence extending along the Northwest side of said Unit "A" of said Building 11; thence 87 deg. 23 min. 41 sec. right, in a Southwesterly direction along the outer face of said wood fence, a distance of 15.2 feet to the Northwest corner of a wood fence extending across the fronts of Units "A", "B", "C", and "D" of said Building 11; thence 90 deg. left, in a Southeasterly direction along the outer face of said wood fence extending across the front of Units "A" and "B", a distance of 50.40 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 19.1 feet to the centerline of a wood fence common to Unit "C" and "D"; thence 90 deg. left, in a Northeasterly direction along the centerline of said wood fence and a party wall, and the centerline of another wood fence, all common to Units "C" and "D", a distance of 67.5 feet to a point on the outer face of a wood fence extending across the backs of Units "A", "B", "C", and "D"; thence 90 deg. left, in a Northwesterly direction along the outer face of said wood fence extending across the back of Unit "C"; a distance of 9.4 feet to the Southwest corner of a storage building; thence 90 deg. right in a Northeasterly direction along the Southeast outer wall of said storage building, a distance of 4.2 feet to the Southeast corner of said storage building; thence 90 deg. left in a Northwesterly direction along the Northeast outer wall of said storage building, a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 deg. left, in a Southwesterly direction along the outer face of said storage building a distance of 4.2 feet to a point on the outer face of a fence extending across the back of said Unit "C"; thence 90 deg. right, in a Northwesterly direction along the outer face of said wood fence, a distance of 3.3 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 deg. left, in a Southwesterly direction along the centerline of wood party wall and another wood fence, all common to Units "B" and "C", a distance of 67.5 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Johnye Horton, Reg. No. 12496, dated Oct. 26, 1979.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

\$28,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

1979 DEC 13 AM 8:51

*Corrected*  
*Thomas A. Shoultz, Jr.*  
JUDGE OF PROBATE

Rec. 3.00  
Ind. 1.00  
4.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

1979 NOV 26 AM 8:50

*Thomas A. Shoultz, Jr.*  
JUDGE OF PROBATE

Due 7.50 Ac mty. 398-519  
Rec. 3.00  
Ind. 1.00  
11.50

19791213000162360 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/13/1979 12:00:00AM FILED/CERT

*Daniel Spiller*