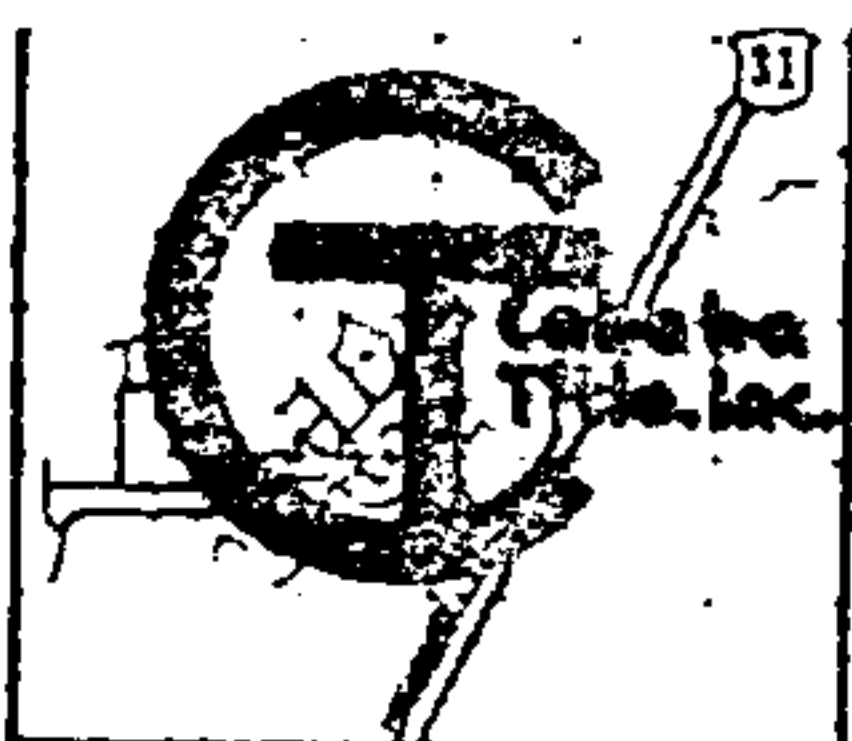


This instrument was prepared by

(Name) Daniel M. Spitler
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124



Shelby Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600

AGENT FOR
SHELBY TITLE

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19800603000060340 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1980 12:00:00 AM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Three Thousand and no/100-----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
Mike Cunningham, and wife, Kathleen S. Cunningham

(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

Unit "A", Building 8, Phase 2 of Chandalar Townhouses, located in the Southwest 1/4
of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby, County,
Alabama, more particularly described as follows: Commence at the Southeast 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 670.76 feet; thence 90 deg. left, in a Westerly direction,
a distance of 170.0 feet to a point on the Westerly right-of-way line of
Chandalar Court; thence 90 deg. right, in a Northerly direction along said right-of-
way line, a distance of 13.0 feet; thence 90 deg. left, in a Westerly direction, a
distance of 14.6 feet to a point on the East outer face of a wood fence that extends
across the fronts of Units "A", "B", "C", and "D", of said Building 8, being the point
of beginning; Thence continue along last described course along the outer face of a
wood fence, the Southerly outer wall of Unit "A" and the outer face of another wood
fence, a distance of 67.7 feet to a point on the outer face of a wood fence that
extends across the backs of said Units "A", "B", "C", and "D"; thence 90 deg. right,
in a Northerly direction along the West outer face of said wood fence, extending
across the back of Unit A, a distance of 20.0 feet to the Southeast corner of a
storage building; thence 90 deg. left, in a Westerly direction along Southerly outer
face of said storage building, a distance of 4.1 feet to the Southwest corner of
said storage building; thence 90 deg. right, in a Northerly direction along the
Westerly outer face of said storage building, a distance of 6.0 feet to the center
line of a wall common to the storage buildings of said Units "A" and "B"; thence 90
deg. right, in an Easterly direction along said centerline of said storage building
(SEE ATTACHED SHEET)

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 President, William M. Humphries
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May 19 80
W. M. HUMPHRIES ENTERPRISES, INC.

ATTEST:

Secretary

By William M. Humphries President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned
State, hereby certify that William M. Humphries
whose name as the 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.

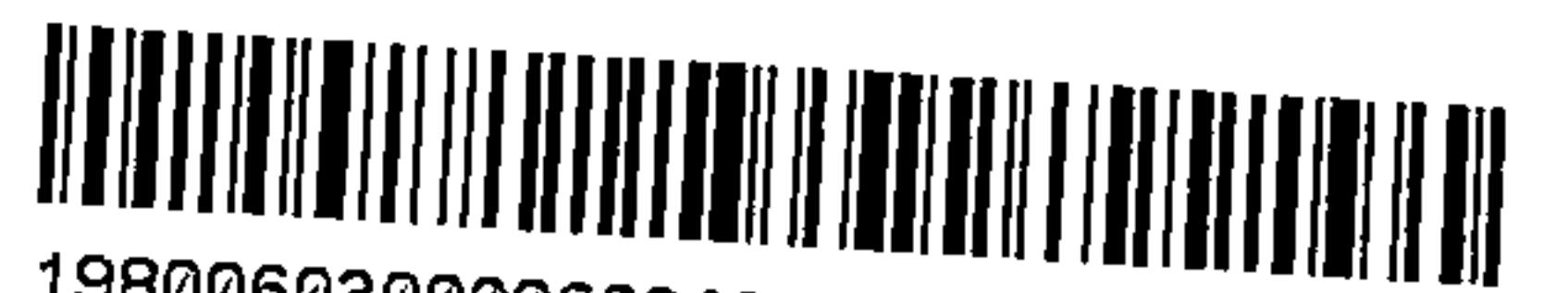
Given under my hand and official seal, this the 30th day of May 19 80

Form ALA-33

Daniel M. Spitler

Notary Public in and for said County in said

Notary Public



19800603000060340 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1980 12:00:00 AM FILED/CERT

CONTINUATION OF LEGAL
W. M. HUMPHRIES ENTERPRISES, INC.
Cunningham, Mike & Kathleen S.

the centerline of a 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 outer face of said wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90 deg. right in a Southerly direction along the East outer face of said wood fence across the front of Unit "A", a distance of 26.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$38,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 326 PAGE 645

STATE OF ALA. SHELBY CO.
JUN 3 1980
1980 JUN -3 AM 8:12
JUDGE OF PROBATE
21.15 - 11.13 -
Rec'd Fee - 4.50
Rec. 3.00
Sub. 1.00
8.50