



STATE OF ALABAMA

347
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

That in consideration of Forty-Eight Thousand Nine Hundred Thirty-Two and 45/100 Dollar to the undersigned grantor, United Federal Savings & Loan Association, 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 Mortgage Guaranty Insurance Corporation (herein referred to as GRANTEE) the following described real estate, situated in the City of Pelham, Shelby County, Alabama:

Unit "B", Building 8, Phase II 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 degrees 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 degrees right, in a Northerly direction along said right of way line a distance of 62.9 feet; thence 90 degrees 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", being the point of beginning; thence continue along last described course along the centerline of a wood fence, party wall and another wood fence, all common to Units "B" and "C", a distance of 67.7 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 Southerly direction along the West outer face of said wood fence extending across the back of Unit "B", a distance of 17.9 feet to a point on the Northeast corner of a storage building; thence 90 degrees right, in a Westerly direction along the North outer face of said storage building a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 degrees left, in a Southerly direction along the West outer face of said storage building, a distance of 6.0 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90 degrees left, in an Easterly direction along said centerline of said storage building, 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 East outer face of the wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left, in a Northerly direction along the East outer face of said wood fence across the front of Unit "B", a distance of 23.9 feet to the point of beginning.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The said GRANTOR also assigns and transfers to the GRANTEE herein all of said GRANTOR'S claim and notes, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclo

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever. An said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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 aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the

M. A. Lawson.

BOOK 329 PAGE 905

lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Lillian S. Dumas, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of August, 1980.

ATTEST:

UNITED FEDERAL SAVINGS & LOAN ASSOCIATION

Eddie Mae Owen
Its Secretary

BY: Lillian S. Dumas
Its Vice President

STATE OF ALABAMA

19801124000134100 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
11/24/1980 00:00:00 FILED/CERTIFIED

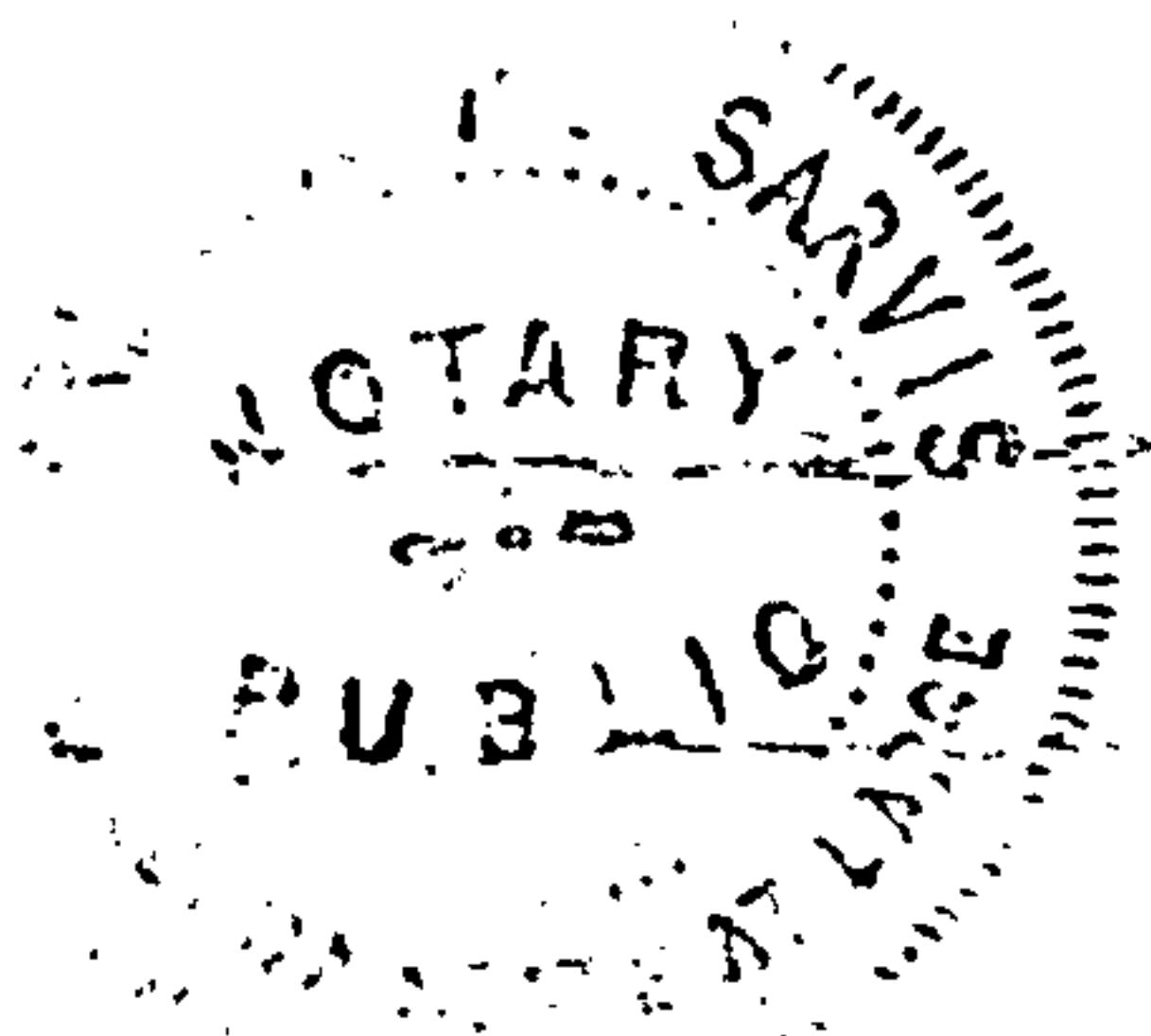
HOUSTON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lillian S. Dumas, whose name as Vice President of UNITED FEDERAL SAVINGS & LOAN ASSOCIATION, 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, she, 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 25th day of August, 1980.

Brenda P. Davis
Notary Public

My Commission Expires 6-1-82



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 NOV 24 PM 2:04

Freeman A. Shumaker, Jr.
JUDGE OF PROBATE

Deed	49	00
Rec	3	00
Incl.	1	00
	<u>53</u>	00