1761

GRANTEE: Cherry L. Marchant
909 Brook Highland Lane
Birmingham, AL 35243

STATUTORY FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, **BLUE CREEK LAND COMPANY, 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 **CHERRY L. MARCHANT and husband, KEVIN MARCHANT** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Map of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Restrictions, reservations and conditions as contained in deed recorded in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate office of Shelby County, Alabama.

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SUBJECT TO: Restrictions for subdivision recorded in the Probate office of Shelby County, Alabama, in Real Record 189, Page 171.

SUBJECT TO: A 75 foot building set back line from Chestnut Drive and Silverleaf Lane as shown on recorded map of said subdivision.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

Blue Creek Land Company, Inc. was formerly known as Blue Creek Wood Products, Inc. until its name was changed by instrument recorded on June 10th, 1988 in the Office of the Judge of Probate, Jefferson County, Alabama in Real Book 702, Page 891 and 892.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

America's First C.U.

IN WITNESS WHEREOF, the said GRANTOR, by its President A. Glenn Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of June, 1988.

BLUE CREEK LAND COMPANY, INC.

A. Glenn Weaver
A. Glenn Weaver, President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A. Glenn Weaver whose name as President of BLUE CREEK LAND COMPANY, 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 24th day of June, 1988.

Nancy Carol Allison
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 1990

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THIS INSTRUMENT PREPARED BY:
Blue Creek Land Company, Inc.
412 4th Avenue, Bessemer, Alabama

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 26 AM 8:56

JUDGE OF PROBATE

1. Deed Tax $ 19.50
2. Mtg. Tax ----
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 25.50