

1148

GRANTEE: Steven R. Dykes  
64 Apache Trail  
Montevallo, AL 35115

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 STEVEN R. DYKES and wife, ROBBIN M. DYKES (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 18, according to the Map of Harvest Ridge, First Sector, as recorded in Map Book 12, Page 48, in the Probate Office of Shelby County, Alabama. Situated in 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.

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

BOOK 199 PAGE 341

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

SUBJECT TO: A 10 foot utility easement on South side of said lot 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.

Peoples Bank  
P.O. Box 157  
Woodstock, AL 35182

