

Grantee: Betty P. Demont
1313 Chester Street
Birmingham, AL 35226

2087

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA †
†
JEFFERSON COUNTY †

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY TWO 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 GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **BETTY P. DUMONT** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit;

Lot 47, according to the survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, 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 as recorded in Real Volume 189, Page 174, in Probate Office.

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

SUBJECT TO: Permit to Alabama Power Company and South Central Bell Telephone Company recorded in Real Record 224, Page 553, in Probate Office.

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

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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of persons.

BOOK 240 PAGE 731

