GRANTEE: Clifford E. Chance
1579 Old Highway 31
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTEEN THOUSAND AND NO/100 DOLLARS to the undersigned grantor, BLUE CREEK LAND CO., 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 CLIFFORD E. CHANCE and wife, DARLA M. CHANCE (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 13, according to the survey 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: A 75 foot building set back line from Silverleaf Lane as shown on recorded map.

SUBJECT TO: Restrictions, reservations and conditions as contained in deed recorded in Deed Book 318, Page 01 and Deed Book 318, Page 531 in Probate Office.

SUBJECT TO: Restrictive covenants for subdivision recorded in Real Book 189, Page 171 in the Probate Office.

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

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

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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that its lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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.

Inst # 1993-02812

01/29/1993-02812
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Richard Shulda
P.O. Box 607
Pelham, AL 35124

IN WITNESS WHEREOF, the said GRANTOR by its President A. Glenn Weaver, who is authorized to execute this conveyance, hereto set its signature and seal, this the 26th day of January, 1993.

BLUE CREEK LAND CO., 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 the President of BLUE CREEK LAND CO., 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 26th day of January, 1993.

Nancy Carol Allison
Notary Public
My Comm. Exp. 10-27-94

This deed prepared by:
BLUE CREEK LAND CO., Inc.
412 4th Avenue, Bessemer, Alabama

Inst # 1993-02812

01/29/1993-02812
01:00 PM CERTIFIED
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