

12.00
Central State Bank
P. O. Box 180
Calera, AL 35002

GRANTEE: Stephen R. Stanford
130 Carriage Drive
Maylene, AL 35114-9753

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

**MORTGAGE TAX PAID ON MORTGAGE RECORDED
SIMULTANEOUSLY HEREWITH.

Inst # 1993-23307

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTEEN 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 STEPHEN R. STANFORD and wife, DAPHNE L. WEST-STANFORD (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 14, 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 of Shelby County, Alabama.

SUBJECT TO: Restrictions for subdivision to be recorded in the Probate Office of Shelby County in Real Book 189, Page 171.

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.

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 *2nd* day of August, 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 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 *2nd* day of August, 1993.

Nancy Carol Allison
Notary Public

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

Inst # 1993-23307

Cent. of State Bank
P. O. Box 180
Ocala, AL 38040

08/06/1993-23307
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00