

45101052

SEND TAX NOTICE TO:

This instrument prepared by:  
Buddy Rawson

(Name) Ralph S. Alford  
(Address) Lot 37 Windsor Lane  
Pelham, Alabama 35124

### Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ TWO HUNDRED SIXTY ONE THOUSAND SIX HUNDRED NINETY AND NO/100----- DOLLARS (\$261,690.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, Mohammad Heyat d/b/a Brookfield Construction Company

(herein referred to as grantors) do grant, bargain, sell and convey unto Ralph S. Alford and Karen B. Alford

(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 37, according to the survey of Weatherly/Windsor, Sector 11, as recorded in Map Book 18, page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Grantor is not a Corporation or Partnership but a sole proprietorship.

Inst # 1995-33575

11/22/1995-33575  
08:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 74.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we/I have set our/my hand(s) and seal(s), this 17th day of November, 1995.  
Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Mohammad Heyat  
Mohammad Heyat DBA Brookfield Co (Seal)

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mohammad Heyat DBA Brookfield Co whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November A.D., 1995

MY COMMISSION EXPIRES 0-22-99

Sherril H. Doss  
Notary Public

My Commission Expires: