

Send Tax Notice To:

Stephen H. Van Wezel  
1016 Eagle Lake Circle  
Birmingham, Alabama 35242  
PID# 09-3-08-0-006-069

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
**Two Hundred Ninety-Six Thousand Nine Hundred and 00/100 (\$296,900.00)**  
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Mohammed Heyat dba Brookfield Construction Company, an married person**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

**Stephen H. Van Wezel and Nesta W. Van Wezel**

(herein referred to as Grantees), for and during their joint lives and upon the death of any or  
either of them, then to the survivor of them in fee simple, together with every contingent  
remainder and right of reversion, the following described real estate, situated in **Shelby**  
County, Alabama, to-wit:

**Lot 769, according to the Survey of Eagle Point, 7th Sector, Phase  
2, as recorded in Map Book 23, Page 115, in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County,  
Alabama.**

**Mineral and Mining Rights Excepted.**

**\$100000** of the above recited consideration was paid from the proceeds of a  
mortgage loan of even date executed simultaneously herewith.

Subject to the following:

1. Mineral and Mining Rights as recorded in Real **81 & 331, Page 417 & 262 respectively** and all other such Mineral and Mining Rights not owned by the Seller.
2. Present zoning classifications.
3. Utility and other easements (recorded and unrecorded)
4. Residential subdivision covenants, restrictions and conditions on record.
5. Building line of record.
6. Ad Valorem taxes due and payable October 1, 1999 & subsequent years, not yet due and payable.

**NOTE:** Map Book 23, Page 115 show the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner, and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the lots and streets are safe or suitable for residential construction, or for any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

The property being conveyed herein does not constitute the homestead of the Grantor or the Grantor's spouse.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantees, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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 himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and

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SHELBY COUNTY JUDGE OF PROBATE  
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his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **30th** day of **September, 1999**.

  
**Mohammed Heyat dba Brookfield Construction Company**

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mohammed Heyat dba Brookfield Construction Company, an married person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **30th** day of **September, 1999**

  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

OUR FILE NO.: **99121RB**

This instrument prepared by:

**W. Russell Beale, Jr., Attorney at Law**  
**BEALS & ASSOCIATES, P.C.**  
200 Cahaba Park South, Suite 104  
Birmingham, AL 35242

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