

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

7000'

SEND TAX NOTICE TO:
Mohammad Heyat d/b/a
Brookfield Construction Company
P. O. Box 550066
Birmingham, Alabama 35255

Inst # 1995-15039

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
; KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Ralph S. Alford, and spouse, Karen B. Alford, (hereinafter referred to as "GRANTORS"), by Mohammad Heyat d/b/a Brookfield Construction Company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and 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.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1995.
2. Building setback line of 70 feet reserved from Windsor Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded as Instrument #1995-15531 in Probate Office.
4. Restrictions, limitations and conditions as set out in Map Book 18, Page 80.
5. Easement for ingress, egress and utilities as shown by instrument recorded in Instrument #1993-37546; Instrument #1993-39001 and Instrument #1993-39916 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

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

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

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AGE 1 OF 2
06/08/1995-15039
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 MCD 18.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 5th day of June, 1995.

Inst # 1995-15039

Ralph S. Alford (SEAL)
Ralph S. Alford
GRANTOR

Karen B. Alford (SEAL)
Karen B. Alford
GRANTOR

M. Heyat (SEAL)
Mohammad Heyat d/b/a Brookfield
Construction Company
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ralph S. Alford and spouse, Karen B. Alford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 1995.

Raven Sue Underwood
NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES JUNE 23, 1997

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mohammad Heyat d/b/a Brookfield Construction Company whose name is signed to the foregoing conveyance as GRANTEE, 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 5th day of June, 1995.

Raven Sue Underwood
NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES JUNE 23, 1997
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PAGE 2 OF 2
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