

This Instrument was prepared by:  
**D. Wade Ramsey, Esq.**  
**Ramsey & Associates, L.L.C.**  
300 Office Park Drive, Suite 309  
Birmingham, Alabama 35223

Send Tax Notice To:  
Intekhab Rashid  
Muneera Rashid  
1840 Tecumseh Trail  
Pelham, Alabama 35124-1025

**Warranty Deed, Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of One Hundred Thirty One Thousand Nine Hundred & 00/100, (\$131,900.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Kevin Joseph Overlaur and Lori Ann Overlaur, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Intekhab Rashid and Muneera Rashid**, (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 31-A, according to a resurvey of Lots 5, 15, 16, 17, 27, 2, 31, and 32, Indian Hills, First Sector, as recorded in Map Book 5, page 104, in the Probate Office of Shelby County, Alabama.



**SUBJECT TO** <sup>\$118,650.00</sup>

1. ~~\$105,500.00~~ of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Taxes for the year 1999 and subsequent years. PID #11-7-36-1-003-029.000
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 127, page 140.
4. Restrictions appearing of record in Deed Book 234, page 304.
5. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 228, page 165.
6. Water rights as recorded in Deed Book 229, page 109 and Deed Book 229, page 112.
7. 50 foot building line from Tecumseh Trail and a 15 foot easement along the North lot line, as shown by recorded map.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29<sup>th</sup> day of JANUARY, 1999.

  
KEVIN JOSEPH OVERLAUR  
  
LORI ANN OVERLAUR

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN JOSEPH OVERLAUR AND LORI ANN OVERLAUR, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, 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 29<sup>TH</sup> day of JANUARY, 1999.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 3/11/00

Inst # 1999-11289

03/18/1999-11289  
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09:18 AM CERTIFIED  
JEFFERSON COUNTY JUDGE OF PROBATE  
002 CCM 143.00