

SEND TAX NOTICE TO:

(Name) M. A. Qadeer

(Address) 505 Creekview Terrace  
Pelham, Alabama 35124

This instrument was prepared by

(Name) Michael J. Romeo  
City Federal Building, Suite 900  
(Address) 2026 2nd Avenue North, Birmingham, AL 35203

Form 1-1-8 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William K. Bice, unmarried and Mary A. Bice, unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mohammed A. Qadeer and Sandra H. Qadeer, Husband and Wife

(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 15, in Block 6, according to Map of Oak Mountain Estates, Fourth Sector, as recorded in Map Book 5 page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes due and payable October 1, 1991.
2. Building setback line of 30 feet reserved from Creekview Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Northeasterly rear side and a 7.5 foot on the Southeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 1 page 488 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 84 page 156 in Probate Office.

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 have hereunto set OUR hand(s) and seal(s), this 8th

day of August, 19 91

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 AUG 16 AM 10:10

(Seal)

(Seal)

(Seal)

William K Bice

William K. Bice

Mary A. Bice

Mary A. Bice

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William K. Bice, unmarried and Mary A. Bice, unmarried 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 8th day of August, A. D., 19 91

Notary Public