

WARRANTY DEED

State of Alabama)
SHELBY County)

Know All Men By These Presents:

That in consideration of NINETY FIVE THOUSAND and NO/100 DOLLARS (\$95,000.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, MOHAMMED A QADEER and SANDRA H QADEER, husband and wife, (herein referred to as "Grantor", whether one or more than one), grant, bargain, sell, and convey unto SCOTT A RICH and VICKI J RICH, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of 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, Alabama, to wit:

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

Subject to Advalorem taxes for the years 1996, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$80,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantees' Address: 505 Creekview Terrace, Pelham, Alabama 35124.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 said to the 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 on this the 25th day of July, 1996.

Mohammed A. Qadeer (Seal)
MOHAMMED A QADEER

Sandra H. Qadeer (Seal)
SANDRA H QADEER

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MOHAMMED A QADEER and SANDRA H QADEER, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 25th day of July, 1996.

Frank Stallone
Notary Public
My commission expires: 3/14/99

This Instrument was prepared by Newman, Sexton, LeBrun & Jones, P.C.
3021 Lorna Road, Birmingham, Alabama 35269

MAGNOLIA TITLE
ATTN: FRANK JONES

08/08/1996-25669
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 103.50