

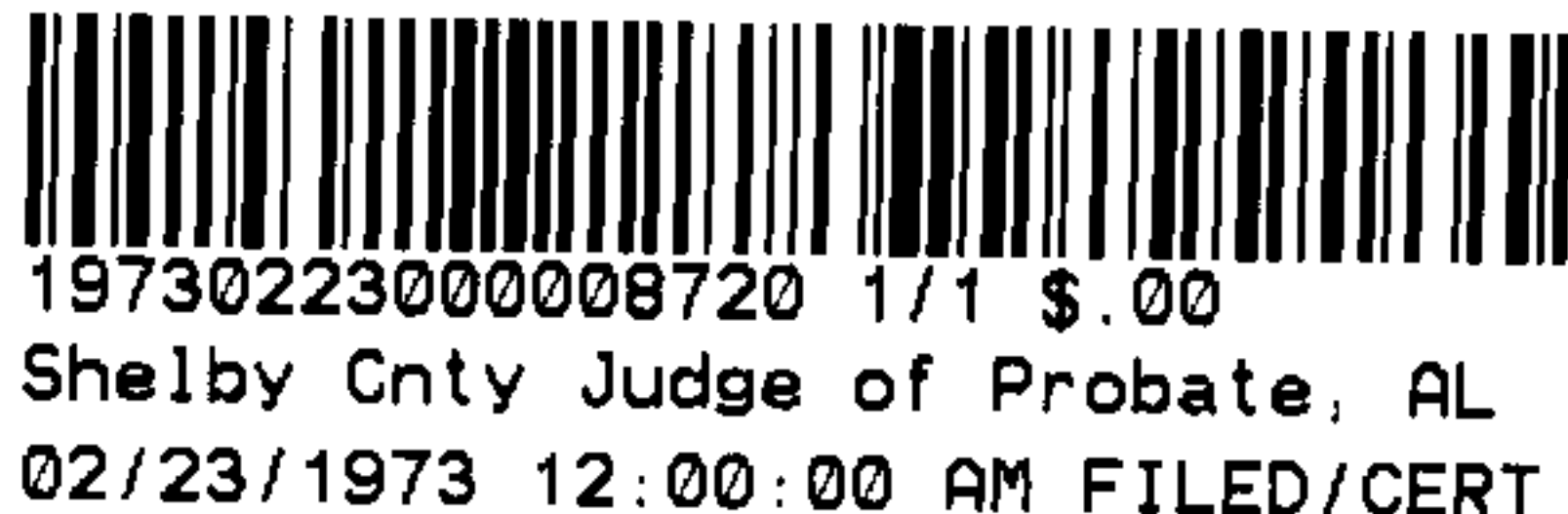
This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND, FIVE HUNDRED AND NO/100 ----- DOLLARS

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

J. K. Whitfield and wife, Louise G. Whitfield

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

Parviz Tehranchi and wife, Nancy A. Tehranchi

(herein referred to as GRANTEES) for and during their joint lives 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 County, Alabama to-wit:

Begin at the SW corner of the SE¹/₄ of the NE¹/₄ of Section 4, Township 19 South, Range 2 East and run Northerly along the West line of said ¹/₄ ¹/₄ Section, 767.8 feet to a point in the centerline of old road; thence turn right an angle of 33 deg. 46' and run northeasterly 390.98 feet; thence turn left an angle of 0 deg. 48' and run Northeasterly 297.0 feet; thence turn left an angle of 19 deg. 42' and run northeasterly 91.00 feet; thence turn right an angle of 46 deg. 55' leaving centerline of old road and run northeasterly down old fence 688.91 feet; thence turn left an angle of 6 deg. 23' and run northeasterly down said fence 132.77 feet; thence turn left an angle of 13 deg. 26' and run Northeasterly down said fence 86.6 feet; thence turn right an angle of 29 deg. 39' and northeasterly down said fence 126.4 feet; thence turn right an angle of 10 deg. 38' and run north easterly down said fence 137.9 feet; thence turn right an angle of 7 deg. 42' and run easterly down said fence 110.10 feet; thence turn left an angle of 2 deg. 28' and run easterly down said fence 163.8 feet; thence turn left an angle of 29 deg. 21' and run northeasterly down said fence 179.4 feet; thence turn right an angle of 2 deg. 42' and run northeasterly down said fence 166.75 feet; thence turn left an angle of 2 deg. 13' and run northeasterly down said fence 210.20 feet to the west R.O.W. of the Central of Georgia Railroad; thence run southeasterly down said R.O.W. 2,800 feet more or less to the south line of the SE¹/₄ of NW¹/₄ of Section 3, Township 19 South, Range 2 East; thence run westerly 3,456.53 feet to point of beginning.

Being a part of the E¹/₂ of the NE¹/₄ of Section 4 and a part of the NW¹/₄ of Section 3, Township 19 South, Range 2 East.

An easement 10 feet in width for the purpose of ingress and egress beginning at the point of intersection of the West right of way line of the Central of Georgia Railroad and the Center of Spring Creek, running thence Southeasterly along the West R.O.W. line of said Railroad for 1226 feet, more or less, to the intersection of said West R. O. W. line and a property line fence.

Easement being located in the SW¹/₄ of the SW¹/₄ of Section 34, Township 18 South, Range 2 East, and the NW¹/₄ of the NW¹/₄ of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 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 22nd day of February, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. K. Whitfield and wife, Louise G. Whitfield whose name s 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 22nd day of February, A. D., 1973

Nancy A. Farmer

Notary Public.

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BOOK

(Seal)
(Seal)
(Seal)

REC. U.C. FILE
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SHELBY COUNTY, ALA.
JUDGE OF PROBATE
CLERK