

Michael Crespi, Esq.
Suite 200-500 Southland Drive
Birmingham, Alabama 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Two Thousand, Nine Hundred Seventy-Eight and 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Marjorie Hudgins, a single woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Djamshid Tehranchi and wife, Jessie D. 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:

A parcel of land lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$; Sec. 14; T18S; R1E; and more particularly described as follows:

Starting at the southeast corner of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; Sec. 14; T18S; R1E; which is the point of beginning, run westerly along the south boundary of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 637.0 feet to the centerline of Sterrett Road. Thence run northeasterly along the said centerline of Sterrett Road, along a curve to the right and thence along a tangent a distance of 600.0 feet to the centerline of a chert drive. Thence turn an angle of 94°-31' to the right and run southeasterly a distance of 98.0 feet to a fence. Thence turn an angle of 48°-08' to the left and run easterly a distance of 136.5 feet to a fence corner. Thence turn an angle of 20°-46' to the left and run northeasterly a distance of 145.0 feet to the east boundary line of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; Sec. 14; T18S; R1E. Thence turn an angle of 90°-00' to the right and run southerly along the said east boundary line a distance of 526.0 feet to the point of beginning.

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Judge of Probate of Shelby County, Alabama.

As a further consideration, the Grantees herein agree to convey to the Grantor that certain Barrington mobile home now owned by the said Grantees and located at Route 13, Box 958, Birmingham, Alabama, of the value of Five Thousand (5,000.00) Dollars.

As a further consideration, the Grantees herein agree to execute and deliver a mortgage and promissory note in favor of the Grantor herein to secure an indebtedness of Five Thousand, Five Hundred (\$5,500.00) Dollars incurred for the purpose of purchasing the property hereinabove described.

Subject to taxes for the year 1974, a lien but not yet payable.

424 PAGE 288 BOOK

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Shelby Cnty Judge of Probate, AL
08/22/1974 12:00:00AM FILED/CERT

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WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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