

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
01/18/1979 12:00:00AM FILED/CERT

(Name) WALLACE, ELLIS, HEAD & 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 one hundred (100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles M. Lane and wife, Carol L. Lane  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Parviz Tehranchi and wife, Nancy Evelyn 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 SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; Section 4, Township 19 South, Range 2 East, and more particularly described as follows: Starting at the southwest corner of the said SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; Section 4; Township 19 South, Range 2 East run northerly along the west boundary line of the said SE $\frac{1}{4}$ ; NE $\frac{1}{4}$  a distance of 749.1 feet to a wood marker. Thence turn an angle of 32 deg. 46' to the right and run northeasterly along the centerline of a former chert road a distance of 263.5 feet to an iron marker, the point of beginning. Thence continue along the same line a distance of 127.5 feet to an iron marker. Thence turn an angle of 1 deg. 04' to the right and run northeasterly along the said centerline of said Chert road a distance of 297.0 feet to an iron marker in the said centerline of said chert road; thence turn an angle of 16 deg. 01' to the left and run northeasterly along the said centerline of said chert road a distance of 107.1 feet to an iron marker in said centerline of said chert road by a fence; thence turn an angle of 128 deg. 25' to the left and run southwesterly along said fence a distance of 107.5 feet to the southeast R/W of Shelby County Highway 467; thence turn an angle of 51 deg. 36' to the left and run southwesterly along said R/W of said Shelby County Highway 467 along a curve to the right a distance of 252.2 feet to an iron marker on the said R/W of said Shelby County Highway 467; thence turn an angle of 6 deg. 45' to the right and continue along said curve to the right along the said R/W of said Shelby County Highway 467 a distance of 199.9 feet to the point of beginning.

It is the intent and purpose of this description that all the land described herein, extending from the southeast R/W of Shelby County Highway 467 to the land now owned by Parviz Tehranchi shall be included with no intervening space whatsoever lying between.

Said parcel of land lies in the said SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; Section 4, Township 19 South, Range 2 East, and contains 0.5 acres, more or less.

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 20th. day of December, 1978

WITNESS:

STATE OF ALA. SHELBY CO.

RECEIVED THIS

(Seal)

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(Seal)

Rec. 1.50

(Seal) 1.00

Thomas B. Snowden, Jr.

JUDGE OF PROBATE

300

Charles M. Lane

(Seal)

Carol L. Lane

(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 Charles M. Lane and wife, Carol L. Lane 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 20 day of December, A. D. 1978

Parviz Tehranchi

Marian S. West

Notary Public.