

This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 1500 City National Bank Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand Seven Hundred Fifty and No/100

to the undersigned grantor,

LEO JAMES BUILDERS, INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

PARVIZ TEHRANCHI and wife, MANDANA 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:

19810721000079530 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/21/1981 00:00:00 FILED/CERTIFIED

Lot 123, according to Survey of Meadow Brook, Second Sector - Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

(\$61,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.)

BOOK 334 PAGE 52

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of July 19 81.

ATTEST:

LEO JAMES BUILDERS, INC.

Deed Tax \$0.00
Rec 1.30
Jud 1.00
\$2.30

By Leo James President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1981 JUL 21 AM 10:18

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that

whose name as President of Leo James Builders, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 17th day of July 19 81.

GORDON, CLEVELAND & GORDON, P.A.

15TH FLOOR - CITY NATIONAL BANK BUILDING
BIRMINGHAM, ALABAMA 35203

Notary Public