

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1993-08371

03/29/1993-08371
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THREE THOUSAND & NO/100---- (\$103,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paula Rea Reynolds Baran, a married woman (herein referred to as grantors), do grant, bargain, sell and convey unto Tony H. Basseghi and wife, Tammie J. Basseghi (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 4, according to the Survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$97,850.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2417 Mahaska Drive, Birmingham, Alabama 35244

Paula Rea Reynolds and Paula Rea Reynolds Baran is one and the same person as grantee in deed recorded in Instrument Number 1992-7029.

PRB This property is not the homestead property of the grantor as defined by the Code of 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 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 stated 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, I have hereunto set my hand and seal, this 24th day of February, 1993.

Paula Rea Reynolds Baran (SEAL)
Paula Rea Reynolds Baran

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Paula Rea Reynolds Baran, a married woman whose name 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, she executed the same voluntarily on the day of same being date.

GIVEN UNDER MY HAND THIS 24th day of February, 1993.

My Commission Expires:

3-5/95

[Signature]
Notary Public