

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney at Law  
1970 Chandalar South Office Park  
(Address) Pelham, Alabama 35124



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 1215

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY }

That in consideration of TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00)

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

R. Lee Laechelt and wife, Eyvon S. Laechelt  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy Joe Barron and wife, Erma Susie Barron  
(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:

Lot 3 in Block 15, according to the map of the town of Helena known as Squire's map, as recorded in Map Book 3 Page 121 in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$11,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 279

19790430000052420 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/30/1979 12:00:00AM FILED/CERT

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 (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 27th day of April, 1979.

WITNESS:

STATE OF ALABAMA SHELBY COUNTY (Seal)

R. Lee Laechelt (Seal)

Eyvon S. Laechelt (Seal)

APR 30 PM 1:47 (Seal) JUDGE OF PROBATE

STATE OF ALABAMA SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Lee Laechelt and wife, Eyvon S. Laechelt, 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 27th day of April, A. D., 1979

Form ALA-31

Spitler Building - Suite 100  
1970 Chandalar South Office Park  
PELHAM, ALABAMA 35124

[Signature]

Notary Public.