

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Hundred (\$200.00) - - - - - DOLLARS
and the execution of a purchase money mortgage in the sum of \$1300.00 of even date herewith,
to the undersigned grantor HARRY J. DEAN and wife, FRANCES P. DEAN,
in hand paid by R. LEE LAECHELT and wife, EYVON LAECHELT,
the receipt whereof is acknowledged we the said
HARRY J. DEAN and wife, FRANCES P. DEAN,
do grant, bargain, sell and convey unto the said
R. LEE LAECHELT and wife, EYVON LAECHELT,
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Lot 3 in Block 15 according to Map of Town of Helena, Alabama drawn
by Joseph Squire, as recorded in Map Book 3 on page 121 in Probate
Office of Shelby County, Alabama.
Minerals and mining rights excepted.

Transmission line permits to Alabama Power Company recorded in Deed Book
212 page 112; and in Deed Book 230 page 126 in Probate Office of Shelby
County, Alabama.

Taxes for the year 1969 excepted.

TO HAVE AND TO HOLD Unto the said R. LEE LAECHELT and wife, EYVON LAECHELT,
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the
parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during
the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances;

except as shown as above;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,
this 2 day of December, 1968.

WITNESSES:

Harry J. Dean (Seal.)
Harry J. Dean
Frances P. Dean (Seal.)
Frances P. Dean
(Seal.)
(Seal.)

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State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HARRY J. DEAN and wife, FRANCES P. DEAN, 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

2 day of December

1968

Frank W. Donaldson

Notary Public

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1968 DEC - 5 AM 7:51
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concurrence
JUDGE OF PROBATE

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RETURN TO: R. Lee Laechelt

Helena, Alabama 35080

HARRY J. DEAN, ET UX

TO

R. LEE LAECHELT, ET UX

Box 104 Helena Ala.

WARRANTY DEED

JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA