John A. Boyd & wife
To
Paul Tuleen

The State of Alabama } Know all men by these
Shelby County } presents that we John
A. Boyd and Sarah F. Boyd his wife of said
State & County in consideration of the sum
of Four Thousand five hundred Dollars to
us in hand paid by Paul Tuleen of the
Borough of Bernardsville, County of Somerset State of
New Jersey the receipt whereof is hereby
acknowledged, do hereby grant bargain
sell and convey unto the said Tuleen his
heirs & assigns the following real Estate Sit-
uated in the said County of Shelby & in the
District of Land Subject to Sale at Tuscaloosa
in said State to wit; The North East quarter
of Fractional Section No Seven - The North
East quarter of the South East quarter of same
Section - Also the South East quarter of the
South West quarter of same Section. The South
half of the South East quarter of same Section
Also the South East quarter of the North West
quarter and the North west quarter of the
South East quarter of same Section. Also
the West half of the South West quarter of same
Section - Also Fractional Section No Eight -
Also Fractional Section No Seventeen (17)
Also the North East quarter of the north East
quarter of Section No Eighteen (18) all of
said lands in Township Twenty (20) Range
Sixteen (16) East. Also the North East quarter of
Section thirteen (13) and the East half of the
South East quarter and thirty acres of the
South East quarter of the North East quarter
of Section No Twelve (12) all in the same
Township and Range two (2) East - Containing
in all Eight hundred & fifty two 1/4 acres
more or less. Provided always and
these presents are upon this Express Condition
that whereas the said Tuleen has this day
sold and conveyed by deed said above
described lands to the said John A Boyd
for the sum of Four Thousand five hundred
Dollars - One Thousand Dollars of which
has been paid down in Cash - and to secure
the payment of balance has this day Executed
& delivered to said Tuleen his four promissory
notes each for the sum of One Thousand one
hundred & twenty five Dollars, the first date

Judge of Probate
Paid in full
Paul Tuleen
Fairfield
Bessemer
20-3W
13
12
20-2W
By

due and payable the 1st day of January 1873
the Second the 1st day of January 1874
the Third the 1st day of January 1875 - and the
last the 1st day of January 1876 all of said
notes bearing interest at Eight percent
from the 1st day of January 1872 - Now if
the said Loyan shall pay each & all of said
above described notes & all interest thereon
as they each severally fall due, then these
presents are to be null and void. otherwise of
full force and effect - And in default
to pay any one of said notes and all interest
due thereon when the same shall become
due. the said Tulane is hereby authorized
and empowered after giving thirty days
notice of the time and place by post notices
at three or more public places in said
County of Shelby to sell to the highest bidder
at public outcry for cash on the premises
the lands above described. and out of the
proceeds of said sale pay all expenses
incurred by him in making the sale
and then pay all of said promissory notes
then unpaid and all interest due on the
same. and the overplus if any render
to me the Loyan - And in case to
convey to the purchaser. and it is hereby
agreed that said Tulane may become
the purchaser at said sale if he is the highest
and best bidder. full & complete warranty
titles to said lands,

We hereby ratifying & confirming the same
as this done by ourselves in person,

In witness whereof we have hereunto set our
hands & seals this the 24th day of December AD 1871

John A. Loyan (Seal)
Sarah F. Loyan (Seal)

(Revenue Stamps $5.50/100)

The State of Alabama } I Jno L Bentley Clerk
Coosa County } of the Circuit Court in
for said County hereby certify that John
A Loyan and Sarah F Loyan whose names are
signed to the foregoing Conveyance & who are
known to me acknowledged before me on
this day that being informed of the contents
of the Conveyance they voluntarily executed the
same on the day the same bears date,

Given under my hand and seal this 1st day of January 1872 Geo. L. Bunting clerk
a. c. t.

Filed for Record & Recorded January 9th 1872 James T. Leper Judge of Probate