Gardner F. M.
To
James N. Monro

The State of Alabama = Shelby County —
This Indenture, made and entered into this 28th day of Feby A.D. 1876, between Franklin M. Gardner and Cassie E. Gardner husband and wife, of the 1st part, and James N. Monro of the 2d part, witnesseth: That the said parties of the first part, for and in consideration of the sum of One Hundred dollars to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have bargained and sold, and by these presents, do grant bargain, sell and convey unto the said party of the second part, the following described property to wit: The entire distributive share of the said Franklin M. Gardner in the estate of Daniel Gardner his deceased father which he is now or may hereafter on final settlement of said estate be entitled to as an heir of said estate both real and personal and mixed. to have and to hold to said second party, his heirs and assigns forever, the above described and hereby granted lands and premises, And the said parties of the first part, husband and wife, hereby covenant with the said party of the second part that they are lawfully seized of, and have a good right to sell and convey said land, and hereby bind themselves, their heirs and legal representatives forever to warrant and defend the title to said land and premises to the said party of the second part, his heirs, assigns and legal representatives, against the claim of all and every person in law and equity, and against the Government of the United States. Given under our hands and seals this day and year above written.

Signed, sealed and delivered this 28th day of Feby 1876 in presence of — Jno. A. Edwards
Rebecca A. Edwards

F. M. Gardner (Seal)
Cassie E. Gardner (Seal)

The State of Alabama
Shelby County } I, James T. Leeper Judge of Probate for said county hereby certify that John A. Edwards a subscribing witness to the foregoing conveyance known to me, appeared before me this day and being sworn stated that Franklin M. Gardner and Cassie E. Gardner the grantors in the conveyance voluntarily executed the same in his presence

and in the presence of the other subscribing witnesses on the day the same bears date - that he attested the same in the presence of the grantors and of the other witnesses and that such other witnesses subscribed his name as a witness in his presence -

Given under my hand this 31st day of May 1876 -

James T. Lupes
Judge of Probate -

Filed for Record May 31st 1876 & Recorded June 1st 1876 -

J. T. Lupes, Judge of Probate