Wm Dunlap & wife To John M Vandiver

State of Alabama }
St Clair County } Know all men by these presents that for and in consideration of the sum of one hundred ~~dollars~~ and thirty four 24/100 to the undersigned grantor William Dunlap in hand paid by John M Vandiver the receipt whereof is hereby acknowledged we do grant bargain sell and convey unto the said John M Vandiver by virtue of Mortgage sale held by J M Vandiver the following described real estate towit S 1/2 of N E 1/4 and N E 1/4 of S E 1/4 less one acre in the N E Corner of N E 1/4 of the S E 1/4 and the N W 1/4 of the S E 1/4 less three acres in the S W Corner of the S E 1/4 all in Section eleven Township 18 Range 1 East Shelby County Alabama

To have and to hold to the said John M Vandiver and to his heirs and assigns forever - And we do for our heirs executors and administrators covenant with said John M Vandiver and heirs and assigns that we lawfully ~~by virtue of Mortgage~~ seized in fee simple of said premises by virtue of Mortgage foreclosed against J M Vandiver. That they are free from all incumbrances and 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 John M Vandiver his heirs and executors and assigns forever against the lawful claims of all persons. Given under our hand and seal this 5th day of Oct 1892. Witness,

William Dunlap
Sarah S Dunlap

B F Morris

The State of Alabama } I J J Churchwell N P & Ex Of J.P. in and
St Clair County } for said County and State hereby certify that William Dunlap 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 he executed the same voluntarily on the day the same bears date. Given under my hand this 5th day of Oct 1892

J J Churchwell
N P & Ex Of J.P.

Filed for record July 30 1894 & recorded per B Sullivan Judge of Prob

State of Alabama } I J J Churchwell N P & Ex Off J.P. in and for
St Clair County } said County and State do hereby certify that on the 5 day of Oct 1892 came before me the within named Sarah S Dunlap known (or made known) to me to be the wife of the within named William Dunlap. Who being examined separately and apart from the husband touching her signature to the within Conveyance acknowledged that she signed the same of her own free will and accord and without fear, constraint or threat on the part of the husband.
In witness whereof I hereunto set my hand this 5th day of Oct 1892 (2)

J J Churchwell N P & Ex Off J.P.