Phelan, Ellis & wife to E. S. Lyman

V

The State of Connecticut, } This Indenture, made and
New Haven County, } entered into this the 7th day of December, 1895, by and between Ellis Phelan and his wife Mary F. Phelan of said County and State parties of the first part and Edward S. Lyman of the County of Shelby, State of Alabama party of the second part, witnesseth; That for and in consideration of the sum of Twenty five hundred Dollars, said parties of the first part have granted, bargained, sold, and do by these presents grant, bargain, sell and convey unto said party of the second part the following described real estate situate and being in the said County of Shelby, State of Alabama, to wit: The South West quarter of Section Thirty six (36) Township Twenty-one (21) Range Three (3) West and the West half of North east quarter of Section one (1) and the North West quarter of Section one (1) and the East half of North east quarter of Section ~~Two~~ (2) Township Twenty-two (22) South, of Range Three (3) West, the same being known as the "Hawkins Place" and containing four hundred and eighty acres more or less. To have and to hold together with all and singular the rights, privileges, tenements and hereditaments thereunto belonging or in any wise appertaining

unto said party of the second part his heirs & assigns forever; And said parties of the first part hereby covenant with said party of the second part that they are lawfully seized in fee simple of said aforegranted premises, that they have a good right to sell and convey the same and that they will warrant and defend the title to the same to said party of the second part his heirs or assigns against the lawful claim or demands of any and all persons whomsoever both at law and in equity - Mary F. Phelan only conveying her marital rights. In testimony whereof said parties of the first part have hereunto set their hands and seals on this the day and date first above written.
The above as to Mary F. Phelan's rights added before signing.

Ellis Phelan (Seal)
Mary F. Phelan (Seal)

In presence of
Francis P. Brett
John W McDonald

The state of Connecticut } I, Francis P. Brett
New Haven County. } a Notary Public in and for said County in said State do hereby certify that Ellis Phelan and Mary F. Phelan, 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 seal of office this 16th day of December, 1895.

F. P. Seal

Francis P. Brett.
Notary Public

Filed for record Jany 4th 1896 & recorded
D. R. McMillan Judge of Probate