Nicholls to Arnold

The State of Alabama. } This Indenture made and
Shelby County. } entered into this the 18th day of September, 1897 by and between Mary P. Nicholls (who is of lawful age and unmarried) and Walter L. Nicholls (a minor whose disabilities of non-age have been removed, and who is authorized to make conveyance of his property by decree of the City Court of Birmingham dated the 30th day of August 1897, which said decree is duly recorded in the Probate office in said Shelby County) parties of the first part and J R Arnold party of the second part witnesseth: That for and in consideration of the sum of One hundred and sixty dollars in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, said parties of the first part have granted, bargained and 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 said Shelby County, Alabama, to-wit: Forty acres in the North half of Section Sixteen (16) Township Twenty two (22) Range Three (3) West and particularly described as follows: Beginning at a stake which is 8 36/100 chains South 26° East from the North east corner of the Northwest quarter of said Section Sixteen running thence West 25 38/100 chains to the Montevallo and Elyton wagon road, thence Southerly along said wagon road to the North West corner of J R Arnold's tract of land, ~~being~~ being that tract heretofore surveyed by Mrs A C Nicholls to Thos McGaughy thence East along the North boundary of said Arnold's tract 24 88/100 chains thence North 15 27/100 chains, to the starting point, being forty acres of land lying immediately North of the said tract of land now owned by said J R Arnold, but following the said wagon road for a Western boundary. To have and to hold together with all and singular the rights, privileges, emoluments and hereditaments thereunto belonging unto said party of the second part his heirs and assigns forever. And said parties of the first part hereby covenant with said party of the

second part that they are lawfully seized and possessed of said above described and conveyed land, as the only heirs at law of Mrs S. C. Nichols, deceased, 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 and assigns against the lawful claims or demands of any and all persons, either at law or equity. In Testimony whereof said parties of the first part have hereunto set their hands and seals this the 18th day of September, 1897.

Mary P. Nichols (Seal)
Walter R. Nichols (seal)

The State of Alabama, } I. B. F. Sorrow a justice
Montgomery County, } of the Peace in and for said County in said State hereby certify that Mary P. Nichols 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 she executed the same voluntarily on the day the same bears date. Given under my hand this 18th day of September, 1897.

B. F. Sorrow J.P.

The State of Alabama } I. Chas I. Mitchell a Jus-
Coosa County. } tice of the Peace in and for said County in said State hereby certify that Walter R. Nichols 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 23rd day of September, 1897.

Chas I. Mitchell J.P.

Filed for record Nov 15-1897 recorded.
D. R. McMillan,
Judge of Probate.