Richards to Hardy.

The State of Alabama }
Shelby County } Know all men by these presents, That for and in consideration of One hundred & fifty Dollars cash to the undersigned grantor W. M. Richards & his wife in hand paid by Louisa A. Hardy and the further consideration of One Hundred and seventy Dollars to be paid Dec 1st 1897 for which the said Louisa A Hardy and J. D. Hardy have this day executed their promissory note payable at office of J. D. Hardy, Nivada, Ala., the receipt whereof is acknowledged we the said W. M. Richards and Susan M. Richards, his wife, do grant, bargain, sell and convey unto the said Louisa A. Hardy the following described real estate, to wit: That part of the North West quarter of Section 12 Township 21 Range 3 west lying west of the right of way of the South and North Alabama Railroad Company except about Eight (8) acres heretofore deeded to M. A. O'Brien by the undersigned grantors and containing Seventy acres more or less situate in Shelby County, Alabama And it is

distinctly understood and agreed that if said note for one hundred and seventy dollars is not paid in full when due, no timber is to be cut or removed from said above described land after Dec 4th 1897 until said note is paid in full. To have and to hold, to the said Louisa A Hardy her heirs and assigns forever. And we do for our heirs, executors and administrators covenant with the said Louisa A Hardy her heirs and assigns, that we lawfully seized in fee simple of said premises: 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 Louisa A Hardy her heirs, executors and assigns forever, against the lawful claims of all persons. In witness whereof we have hereunto set our hands and seals, this 17th day of September 1897.

Witness:
W. E. Brickerhoff.

W. M. Richards L.S.
S. M. Richards L.S.

The State of Alabama }
Shelby County } I, A. Lenard, a Justice of the Peace in and for said County, in said State, hereby certify that W. M. Richards and Susan M. Richards 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 this conveyance they executed the same voluntarily on the day the same bears date. Given under my hand this 17th day of September 1897.

A. Lenard J. P.

The State of Alabama }
Shelby County } I, A. Lenard a Justice of the Peace in & for the County and State aforesaid, do hereby certify that on the 17th day of September 1897 came before me the within named Susan M. Richards known (or made known) to me to be the wife of the within named W. M. Richards, who, being examined separate 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 threats on the part of her husband. Given under my hand this 17th day of September 1897.

A. Lenard J. P.

Filed for record June 20th 1898 & recorded
H. R. McMillan, Judge of Probate