T. M. Phillips to Miss M. L. & Mrs. W. C. Saunders

The State of Alabama, } This Indenture, made and en-
Clarke County. } tered into, this the 18th day of January, 1905, by and between T. M. Phillips, a widower, party of the first part, and Miss M. Les Saunders, and Mrs. W. C. Saunders, of Shelby County, parties of the second part, witnesseth;
That said party of the first part, for and in consideration of the sum of thirteen hundred and seventy-five dollars ($1,375.00), to him in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and does, by these presents, grant, bargain, sell and convey unto said parties of the second part, the following described lot or parcel of land, lying and being in the Town of Montevallo, in said County of Shelby and State of Alabama, to-wit: That certain lot formerly known as the "W. S. Cary Home Lot," and which is more particularly described by and embraced within the following metes and bounds; that is to say: beginning at the north corner of triangular Block "A" according to a survey and map of "Lyman's Addition to Montevallo," which is recorded in the book of town maps in the office of the Probate Judge of said Shelby County, where said corner touches the east margin of King Street; running thence northwardly, along the said margin of said King street, to its intersection with the south east margin of Highland Street, a distance of forty six and one half feet (46½ ft.), more or less; thence northeastedly, along said margin of Highland Street, to the westernmost corner of the lot now owned and occupied by J. H. McMath, a distance of one hundred and ten feet, (110 ft.), more or less; thence southeasterly, along the line of said McMath lot, and perpendicular to said Highland Street, to Oak Street, a distance of three hundred feet (300 ft.); thence southwesterly along the margin of said Oak street,

to the north east line of Mrs. M. A. Holbrook's lot, a distance of one hundred and fifty feet (150) ft. and thence northwesterly, perpendicular to said Highland Street, and along the line of said Holbrook lot and the northeast line of said Block "A" to the point of beginning.

"To have and to hold, together with all and singular the rights, privileges, tenements and hereditaments thereunto belonging or appertaining, unto said parties of the second part, their heirs and assigns, forever.

And said party of the first part hereby covenants with said parties of the second part, that he is lawfully seized in fee simple of the foregranted lot; that he has a good right to sell and convey the same and that he will warrant and defend the title to the same to said parties of the second part, their heirs and assigns, against the lawful claim or demands of any and all persons whomsoever, either at law or in equity.

In testimony whereof said party of the first part has hereunto set his hand and seal on this the day and date first above written.

T. M. Phillips (Seal.)

The State of Alabama } I, Wm Robertson a Notary
Clarke County } Public & Ex. off. J. P. in and for said County in said State, hereby certify that T. M. Phillips, 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 the 18 day of January, 1905.

Wm Robertson
N. P. Ex. off. J. P.

Filed for record Feb. 2nd 1905 & recorded.

A. P. Longshore
Judge of Probate.