State of Alabama, This Indenture, made and entered into this the
Blount County. } 24th day of December, 1909, by and between John
W. Cobb, as guardian of the persons and estates of his children
Robert Duncan Cobb and Richard F. Cobb, minors, party of the
first part, and George F. Peter, party of the second part Witnesseth:
That Whereas, the said minors, Robert Duncan Cobb and Rich-
ard F. Cobb, holds an interest as tenants in Common with vari-
ous others in the lands hereinafter described in this State; and,
Whereas, the interest of each of said minors therein is one-
thirtieth thereof; and, Whereas, the said John W. Cobb
has been duly and legally appointed guardian of said
minor heirs; and, Whereas, there is no valid author-
ity to sell the interest of such minors vested in any person
by the terms of any instrument under which said minors
holds such interest; and, Whereas the sale thereof for
division of the proceeds thereof is not prohibited or restricted
by any such instrument; and, Whereas, the said John
W. Cobb, as guardian of such minors did treat with the
other tenants in Common in selling such land at private
sale for a division of the proceeds thereof for cash the
amount due to each of said minors being One Hundred
and forty-six dollars ($146.00); and, Whereas, the said
John W. Cobb, as such guardian, within three months after
making such sale reported the same, under oath, to the
Probate Court of Blount County Alabama, which Court had
jurisdiction of his administration of the estates of such
wards, in and by which report it appeared that the purchase
money for such lands had been paid in full, and in and
by which said guardian applied to said Court for authority
to make a Conveyance of the interest of said wards in the
lands so sold to the purchaser thereof, which said report
set forth the names, residence, and ages of such wards, and
the name of the person in whose custody they were, and the
names and residences of the adults next of kin of said
wards residing in this State and not interested in the sale,
to which report reference is hereby made as though herein
fully set forth at length; and, Whereas, upon the filing
of such report the said Probate Court of Blount County Ala.
did appoint a day for the hearing of the same not less than
twenty days from the filing thereof, which from time to

time was continued until the 21st day of December, 1909, and did give notice thereof to the minor whose interest had been so sold who was over fourteen years of age and residing in this State, but the other of said minors being in the custody of the said John W. Cobb, as such guardian, no notice to the said John W. Cobb was deemed necessary; and, Whereas, notice was also given to the adult next of kin of said wards residing in this State and not interested in such sale for ten days before the time appointed for the hearing; and Whereas, the said Probate Court did appoint Aquilla J. Ketchum as guardian ad litem to represent the interest of said wards upon the hearing as provided by law for the appointment of guardians ad litem in such cases; and, Whereas, the said Aquilla J. Ketchum, as such guardian ad litem, did deny in writing the allegations of such report, and did resist the confirmation of such sale; and, Whereas, on the day finally appointed for such hearing, to-wit: the 21st day of December, 1909, said Probate Court of Blount County, Alabama, did proceed to hear such report, and the evidence for and against the confirmation of such sale, and upon such hearing it appeared to the satisfaction of said Court that such sale as made was to the interest of said wards, and thereupon said Probate Court did make and enter and order confirming the same and directing the said John W. Cobb, as such guardian, to make conveyance of the interest of the Wards in the lands referred to to the purchaser thereof; and Whereas, the conveyance was before delivery presented by the said John W. Cobb, as such guardian to the Hon. Jno. F. Kelton, Judge of the said Probate Court ordering it to be made; and, Whereas, the said John F. Kelton as such Judge upon the presentation of this conveyance was satisfied that such sale had been duly confirmed, and that this conveyance was properly made, and has indorsed upon this conveyance a certificate under the seal of the Court of the confirmation of the sale under which this conveyance is made, and of the confirmation of the conveyance as made; Now, therefore, the said John W. Cobb, as guardian for the said Robert Denman Cobb and Richard F. Cobb, minors, for and in consideration of the sum of Two Hundred and Ninety-two ($292.00) dollars to him in hand paid by the party of the second part,

the receipt whereof is hereby acknowledged, and for and in consideration of the power and authority vested in him as such guardian by the proceedings, orders and decrees hereinbefore referred to, has bargained and sold, and does by these presents, grant, bargain, sell and convey unto the party of the second part an undivided one-fifth interest owned by the said wards in and to the following described real estate, lying and being in Shelby County, Alabama, to-wit: The West half of the North West quarter, and the South-East quarter of the North-West quarter of Section Twen- 27
ty-seven. That part of the South East quarter of the South-East quar-
ter of Section Twenty-one which lies South of the old ditch, now 21
marked by a fence, containing ten acres more or less. This tract extends clear across the South end of said South east quarter of South-east quarter of Section Twenty-one, and is bounded on the North by lands of Armin Floyd, and on West by lands formerly owned by Grace & G. L. Thompson. The West half of the North-East quarter, the North-east quarter of the North East quarter and the South-east quarter of the North-West quarter of Section Twenty-eight. Also the West half of South-East quarter, 28
and the South-East quarter of the North East quarter of said Section Twenty-eight, except about two acres formerly conveyed to Daniel Lambert by R. T. Dunaway and situated on the South side of said South-East quarter of North East quarter of said Section Twenty-eight. Also a tract containing twelve acres more or less, running clear across the West side of the South-east quarter of the South east quarter of said Section Twenty eight which tract is marked on the South east corner by a stake about eighteen feet east of the Center of the Montevallo and Birmingham dirt road, and on the North-east corner 20S
by a stake about sixty feet east of the Center of the Montevallo 3W
and Birmingham dirt road. All situated in Township Twenty South of Range three West, and containing four hundred and twenty acres of land, more or less. To have and to hold unto the party of the second part, his heirs and assigns in fee simple forever. And the party of the first part for himself and as guardian of the said minors above named, does covenant with the party of the second part, his heirs and assigns that the said wards are seized in fee simple of said premises; that he, as such guardian, has a good and lawful right to sell and convey the same;

that said premises are free from all encumbrances and that he does warrant and will forever defend the title thereto unto the party of the second part, his heirs and assigns, from and against the lawful title, claim or demand of any and all persons whomsoever.

In testimony whereof, I, John W. Cobb, as such guardian, have hereunto signed my name and affixed my seal on this the day and year first above written.

Jno. W. Cobb (Seal)
Guardian for Robert Dunnam Cobb
Richard F. Cobb.

The State of Alabama, } I, D. L. Duncan, a Notary Public
Blount County, } in and for said State and County hereby certify that John W. Cobb, whose name as guardian of the persons and estates of his minor children, Robert Dunnam Cobb and Richard F. Cobb, is signed to the foregoing Conveyance, and who is known to me, and known to me to be such guardian, acknowledged before me on this day, that being informed of the contents of the Conveyance, he, as such Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand, this the 24th day of December, 1909.

D. L. Duncan
Notary Public.

The foregoing Conveyance, having been before delivering presented to me by John W. Cobb, as guardian for the minor children named therein, as judge of the Court ordering it to be made, and the undersigned as such judge being satisfied that such sale has been duly Confirmed, and that such Conveyance is properly made, I hereby Certify as Judge of said Court that such sale under which Conveyance is made has been duly Confirmed, and that the Conveyance as made is also Confirmed.

In testimony whereof I have hereunto set my hand and affixed my seal of Office, on this the 24th day of December 1909.

John F. Kelton Judge
of Probate of Blount County Ala.

Filed and recorded Jan 4-1910 =
A. P. Longshore
Judge of Probate