State of Alabama, } This Indenture made and entered into
Shelby County. } on this the 4th day of July, 1912, by and between W. M. Spencer and Bertha G. Spencer, his wife, parties of the first part, and G. M. Borrus as Trustee, party of the second part,

Witnesseth:

That the parties of the first part, for and in Consideration of the sum of Fifty thousand dollars ($50,000.00) in hand paid to them by the party of the second part the receipt whereof is upon the delivery of these presents, hereby acknowledged, have granted, bargained and sold, and do by these Presents grant, bargain, sell and Convey unto the party of the second part the following described real estate situated in the County of Shelby, and the State of Alabama, to-wit: The Southwest Quarter of the Northwest Quarter (S.W.¼ of N.W.¼) and the Southwest Quarter (S.W.¼), and the North half of the Southeast Quarter (S.E.¼), and the South West Quarter of the Southeast Quarter (S.W.¼ of S.E.¼) and the South East Quarter of the Northwest Quarter (S.E.¼ of N.W.¼) and the South half of the Southeast Quarter of the Northeast

Quarter (S½ of S.E¼ of N.E¼), and the South half of the Southwest Quarter of the Northeast Quarter (S½ of S.W¼ of N.E¼) all lying in Section Thirty-two (32) Township Twenty (20) Range three (3) West, in Shelby County State of Alabama, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any-wise appertaining.

To have and to hold unto the party of the second part, his successors and assigns, in fee simple forever.

And the parties of the first part, for themselves, their heirs, executors and administrators do covenant and agree with the party of the second part, his successors and assigns, that they, the parties of the first part, are seized of an indefeasible estate in fee simple in and to said property and that they have a good and legal right to sell and convey the same in fee simple; that said property is free from all incumbrances except that certain lease made and entered into on the 21st day of April, 1910, by and between the parties of the first part, of the one part and the Cahaba Coal Company, a corporation, of the other part, whereby the parties of the first part did demise and let said property to the said Cahaba Coal Company, for the term of Twenty (20) years from and after said 21st day of April, 1910, for the purpose of mining coal and other minerals thereon; and that they will, and their heirs, executors and administrators shall forever warrant and defend the title to the same and the possession thereof unto the party of the second part, his successors and assigns, against the lawful claims and demands of all persons whomsoever, except the claims and demands of the said Cahaba Coal Company, its successors and assigns, under the terms and provisions of said lease contract.

In Testimony Whereof, the parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

W. M. Spencer (L.S.)
Bertha G. Spencer (L.S.)

State of Alabama, Hale County. } I, H. T. Collins, a Justice of Peace in and for the State and County aforesaid, hereby certify that W. M. Spencer and Bertha G. Spencer

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 this 4th day of July, 1912.

H. T. Collins
Justice of the Peace, Hale County Ala.

State of Alabama}
Hale County} I. H. T. Collins a Justice of the Peace, in and for said State and County aforesaid, hereby certify that on the 4th day of July 1912, came before me the within named Bertha I. Spencer, known to me to be the wife of the within named H. M. Spencer, 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, constraints or threats on the part of the husband.
In witness whereof I hereto set my hand, this the 4th day of July, 1912.

H. T. Collins - Justice of Peace,
Hale Co. Ala.

The State of Alabama}
Shelby County} I hereby certify that the within Conveyance was filed in this office for record July 12th 1912 at 3 o'clock P.M. and recorded in Deed Record 84 pages 245 - 47 and examined.

A. P. Lanyhorn - Judge of Probate