The State of Alabama, } Know all men by these presents,
Shelby County } That whereas T. H. McBride Guardian of

Guardian of Miss Boyd Payne a minor duly appointed by and qualified in the Probate Court of said County, heretofore applied for and on the 1st day of November 1913, obtained an order and decree of said Court for the sale of lands described as follows viz: The West half (W½) of the North West (NW¼) quarter of Section twenty six (26); and the West half (W½) of the North East (NE¼) quarter and ten (10) acres along the east side of the South East (SE¼) quarter of the North West (NW¼) quarter of Section twenty seven (27); all in township twenty (20) Range Two (2) West, situated in Shelby County, State of Alabama, and comprising one hundred and seventy (170) acres more or less. Which lands were sold by said Guardian, under and in pursuance of said decree, on the 6th day of December 1913, at public outcry, between the hours of eleven o'clock A. M. and 4 o'clock P. M. to R H Payne, for the sum of one thousand, one hundred & ninety & no/100 Dollars, that being the highest and best bid for the same, after the time, place and terms of the sale, together with a description of said lands, had been advertised for three successive weeks in The Shelby County Sun, a newspaper published in said County.

And whereas said sale was duly reported by said Guardian and on the 22d day of December 1913, the same was confirmed by an order of said Court.

And whereas the whole of said purchase money has been paid and said Court upon the application of said Guardian hath ordered a conveyance of said lands to be made by said Guardian to said purchaser thereof according to law.

Now therefore this instrument witnesseth, that the said T. W. McBride as such Guardian, as aforesaid hath in accordance with the order of said Court, conveyed and confirmed and by this instrument doth convey and confirm unto the said R. H. Payne his heirs and assigns forever, all claim, right, title and interest which the said Boyd Payne, had in and to the lands aforesaid.

In witness whereof, the said Guardian hath hereunto set his hand and seal this 23d day of December 1913.

Signed sealed and delivered in the presence of J. M. Adams, Notary Public (Seal.)

T. W. McBride, Guardian of Miss Boyd Payne (a Minor).

The State of Alabama, Etowah County } I, J. M. Adams a Notary Public in and for said County and State, hereby certify that T. W. McBride Guardian of Miss Boyd Payne a minor, whose name is signed to the foregoing conveyance, and who is known to me, as the Guardian therein set forth, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily as such Guardian on the day the same bears date.

Given under my hand this 23rd day of December, 1913 (Seal)

J. M. Adams, Notary Public

The State of Alabama } I hereby certify that the within Deed was
Shelby County } received in this office for record February 12th 1914, at 1 o'clock P.M. and recorded in Deed Record, Vol. 52 – Page 579 Feb. 12th 1914, and examined

A. P. Longshore, Judge of Probate.