

State of Alabama) Know all men by these presents, that whereas Shelby County, & Lamer Phillips (Mrs. S. L. Phillips) of said State and County Guardian of said L. Phillips, Nellie P. Phillips, Martha A. Phillips, Sadie Phillips, Emma Phillips and J. P. Phillips, minors, legally appointed by an order of the Probate Court of Shelby County, Alabama, made and entered on the 17th day of August, 1914; and Whereas the said minors are the owners of an undivided six-ninths ($\frac{6}{9}$) interest in and to the lands hereinafter described which they inherited from the late Samuel L. Phillips deceased, their father, and being tenants in common with the other heirs at law of said Samuel L. Phillips deceased, viz: Ben F. Phillips, Wm. G. Phillips and Thos. L. Phillips; and Whereas the guardian of said minors have agreed upon a sale of the interest of said minors in said lands hereinafter described, together with the other tenements in common, for the purpose of a division of the proceeds thereof among said tenants in common for the sum of \$400.00 which is a reasonable and fair price for the same, the share of said minors in said sum being \$70.00, said sale having been made privately to C. C. Ellis Jr. Trustee for Wm. H. Ellis and Chas. Hoyt. Ellis; And whereas said sale of such minors' interest was duly reported by me to the Probate Court of Shelby County, Alabama, and by said Court duly confirmed; and whereas said Court did order said Guardian to make a conveyance to said C. C. Ellis Jr. as Trustee, conveying the interest of said

minors in and to the property hereinafter described.

Now therefore in consideration of the premises and of the sum of four hundred (\$400.00) dollars to the undersigned grantor Mrs. L. Phillips, in hand paid by C. C. Ellis Jr. as Trustee, the receipt whereof is hereby acknowledged, & the said Mrs. L. (Laney) Phillips Guardian of John C. Nellie A. Martha A. Sadie Emma and Taft Phillips minors, do hereby grant, bargain, sell and convey unto the said C. C. Ellis Jr. as Trustee for Mrs. H. Ellis and Chas. Hoyt Ellis, all the right, title and interest of the said minors in and to the following described real estate to wit: The north half of the northeast quarter ($N\frac{1}{2}$ of $NE\frac{1}{4}$) of Section five (5) in Township eighteen (18) South of Range one (1) East situated in Shelby County Alabama.

To have and to hold unto the said C. C. Ellis Jr. as Trustee his heirs and assigns forever. And I as such guardian for the said minors, their heirs, executors and administrators covenant with the said C. C. Ellis Jr. as Trustee, his heirs and assigns, that the said minors are lawfully seized in fee simple of an undivided two thirds interest in said lands, that they are free from all encumbrances; that I as such Guardian, have a good right to sell and convey the same as aforesaid; that I as such guardian, will, and the said minors their heirs, executors and administrators shall warrant and defend the same to the said C. C. Ellis Jr. as such Trustee, his heirs and assigns forever, against the lawful claims of all persons.

Done Witness whereof I have hereunto set my hand this the 5th day of October 1914. (Mrs. L. Phillips) Laney ^{for} Phillips
Attest: ^{mark} Guardian of John C. Phillips and others minors.

Attest M. G. McBargo.

The State of Alabama) M. G. McBargo, Clerk City Court of Talladega County
I do hereby certify that Mrs. L. Phillips whose name is signed to the foregoing conveyance as Guardian of John C. Phillips, Nellie A. Phillips, Martha A. Phillips, Sadie Phillips, Emma Phillips and Taft Phillips, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date as guardian of said minors and for and on behalf of the same.

Given under my hand this the 8th day of October, 1914.

Seal.

M. H. Mearns, Clerk of
City Court Talladega.

The State of Alabama } A. P. Longshore, Judge of Probate Court
Shelby County } of Shelby County, hereby certify that on the
9 day of Oct. 1914, the foregoing deed was presented to me, and
being satisfied that the sale of the interest of said minor
in said lands described therein has been fully confirmed
and that the afore deed is properly made.

Now therefore & the said A. P. Longshore Judge of the Probate Court
of Shelby County Alabama, do hereby certify under the seal
of the Probate Court of Shelby County Alabama, that the
sale of said lands under which the said conveyance was
made, was in all things duly confirmed by this Court on the
29 day of Sept. 1914, and I further certify that the foregoing
conveyance so made, be and the same is hereby approved
and in all things ratified and confirmed by the order and
authority of this Court.

A. P. Longshore, Judge of Probate Court.

The State of Alabama } & hereby certify that the within conveyance
Shelby County } was filed in this office for record 9 Oct.

1914, at 11 o'clock A.M. and recorded in Deed Record 52 page 206
and examined

A. P. Longshore, Judge of Probate,