The State of Alabama } Know all men by these Presents:
Shelby County } Whereas, by decree of the Circuit Court of Shelby County, Alabama, in Equity, upon the petition of C. J. Robson as guardian of Lodiverne Robson a minor under the age of Fourteen years, by ap-

pointment of said Court, and which decree is dated and was filed in said Court on, to-wit, the 16th day of September 1918, the said C. J. Robson as said guardian was authorized and empowered, as being manifestly to the interest and advantage of his said ward, to sell at private sale, along with his life estate, and to convey by proper deed, as said guardian to C. M. Ovson all the right, title, interest and estate held or owned by his said ward, the said Leonora Robson, in and to said land, according to the terms of an agreement entered into by and between said C. J. Robson and C. M. Ovson, a copy of which agreement was attached to and made a part of said petition, at and for the consideration of seven thousand Dollars ($7.000.00), the half of which to be paid in cash at the time of the delivery of deed, and the other one or before the expiration of five years from date of conveyance, with interest at the rate of six per cent per annum, payable annually, on the 1st day of each January during the running of the mortgage to be given to secure said deferred payment, and with certain other provisions and conditions mentioned in said agreement, which is hereby referred to for full and specific details.

And Whereas, said C. M. Ovson has, at and before the delivery of this conveyance, paid to said C. J. Robson, guardian, as aforesaid, the sum of Three Thousand Five Hundred Dollars ($3.500.00), the cash payment as provided for, receipt whereof is hereby acknowledged, and has executed to said guardian his note and mortgage for three thousand five hundred dollars, ($3.500.00), to secure the balance of said purchase money, in all respects as provided for and required by said agreement and the said decree, delivery of which is hereby acknowledged;

Now, therefore, in consideration of the premises, and of the said payment and security, we, the said C. J. Robson and his wife Nannie Robson, who joins herein to release and convey any and every right, title and interest she may have or own in the real estate hereinafter described and conveyed, and the said C. J. Robson, as

guardian aforesaid of Leonora Robson, a minor, in conformity to the terms of said agreement, and under and by virtue of said decree of Court, have granted, bargained and sold, and do hereby grant, bargain, sell and convey unto said C. M. Dixon the said real estate, described as follows, to-wit:

Ninety-four (94) acres more or less oblong shape, lying in the Southeast corner of Section Two (2) Township Twenty-two (22) South, of Range Three (3) West, and being a part of that tract of land which has been heretofore known as and called "The Moore Place", and which Ninety-four acres hereby conveyed are embraced within and particularly described by the following metes and bounds, to-wit: Beginning at the Southeast corner of said Section Two (2), running thence West along the Section line to the Montevallo and Ashville Public road, a distance of 44 chains; thence Northerly along the east side of said public road, 20.14 chains; thence eastly, 44.67 chains, to a point on the section line between sections 2 and 1, which is 22.25 chains North from the beginning corner, and thence South, along said last mentioned line, to the beginning corner, situated and being in said Shelby County, Alabama.

The purpose, intent and effect of this conveyance being to convey to said C. M. Dixon the life estate, and every and any other estate which the said C. J. Robson and his said wife may have or own in said land, and all the right, title, interest, estate and claim of the said Leonora Robson minor, in and to the same.

To Have and to Hold unto the said C. M. Dixon, his heirs and assigns, forever.

And said C. J. Robson, for himself, his heirs, executors and administrators, hereby covenant with said C. M. Dixon, his heirs and assigns, that he and his said ward, Leonora Robson, together, are lawfully seized of an indefeasible title in fee simple to said land; that he has a good right to sell and convey the same as he does hereby, and that he will warrant and defend the title to the same to said C. M. Dixon, his heirs and assigns, against the lawful claims or

demands of any and all persons, whomsoever, either at law or in equity.

In Witness Whereof said C. J. Robson and his said wife, Nannie Robson, and the said C. J. Robson as guardian of the said Leonora Robson have hereunto set their hands and seals on this the 23rd day of Sept. 1918.

C. J. Robson (Seal)
Nannie L. Robson (Seal)
C. J. Robson (Seal)
as guardian of Leonora Robson.

U. S. REVENUE STAMPS
for $ 3 and 50 Cts.
Attached to this instrument

The State of Alabama,
Shelby County. } I, William Lyman, a Notary Public in and for said County, in said State, hereby certify that C. J. Robson and Nannie Robson, his wife, and C. J. Robson as guardian of Leonora Robson, 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, and the said C. J. Robson that he both in his individual and representative capacity, executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of September, 1918.

Wm Lyman
Notary Public.

The State of Alabama,
Shelby County. } I, William Lyman, a Notary Public in and for said County, in said State, do hereby certify that on the 23rd day of September, 1918, came before me the within named Nannie Robson, known to me to be the wife of the within named C. J. Robson, who, being examined separate and apart from the husband touching her signature to the within deed, 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.

Seal

Given under my hand this the 23rd day of Sept. A.D. 1918.

Wm Lyman, Notary Public.

The State of Alabama,
Shelby County. } I hereby certify that the within Deed was filed

in this office for record 27th day of Sept. 1918 at 2 o'clock P.M. and recorded in Deed Record 64 Pages 354-358 and examined.

J. H. Weaver,
Judge of Probate