State of Alabama

Jefferson County This Indenture, made and entered into on this the 22nd day of may A. D. 1919, by and between Birtie Board and her husband, R. R. Board, of said County and State, hereinafter for convenience called parties of the first part and May J. Duncan, hereinafter for convenience called party of the second part. Witnesseth; That, Whereas, a mortgage was hereto fore executed by the said parties of the first part

to one T. F. Thornton on the 7th day of December, 1916, to secure an indebtedness in the principal sum of Four Hundred and Fifteen ($415.00) Dollars, which said indebtedness, together with the interest thereon to this date, is still unpaid and past due;

And, whereas, the said parties of the first part are unable to pay said indebtedness, but are desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same, which said mortgage and indebtedness secured thereby has meanwhile become the property of the said party of the second part, and is now owned and held by her: Now therefore, in consideration of the premises and other good and valuable considerations, the said parties of the first part have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Mary J. Duncan the following described parcel or tract of land, situated, lying and being in Shelby County, Alabama, and more particularly described as follows: The Southeast quarter of the Northeast Quarter of Section 12, Township 18, Range One East, the same containing forty (40) acres, more or less, together with all improvements thereon, and being the same property described in the mortgage aforesaid.

To have and to hold, the said above described property together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the said Mary J. Duncan, and unto her heirs and assigns in fee simple forever. It is hereby expressly agreed between the parties to this instrument that the same shall operate and have effect as though said mortgage had been legally and duly foreclosed under the powers contained in said mortgage and the property herein described purchased by the said Mary J. Duncan at and for the sum of the principal indebtedness secured hereby, together with the interest thereon to this date, and it is further agreed and understood, and it is the intention of the parties hereto, that this said instrument shall also convey unto the said Mary J. Duncan all of the undersigned, Burlie Brasil's equity of redemption, and all of her statutory right of redemption, in and to the above described property. It is further agreed and understood that in so far as the said Burlie Brasil, her heirs and personal representatives are concerned, that the right of the said Burlie Brasil, her heirs

and personal representatives, to return said property from said mortgage sale is hereby waived in behalf of and transferred and conveyed by this instrument to, the said Mary J. Duncan. In testimony whereof, the said parties of the first part have hereunto set their hands and affixed their seals, on this the daty and date above written

Mrs Birtie Board

R. P. Board

State of Alabama
Jefferson County } I, E. E. Spangenberg, a Notary Public in and for said County, in said State, hereby certify that R. P. Board whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand, this 22 day of May 1919

E. E Spangenberg (Seal)
Notary Public

State of Tennessee
County of Davidson } I, H. M. Cluman, a Notary Public in and for said County, in said State, hereby certify that Birtie Board whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand, this 17th day of may 1919. (seal)

H. M. Cluman
Notary Public in and for County in said State.

State of Alabama
Shelby County } I, G. N. Neaves Judge of Probate hereby certify that the within Deed was filed in this office for record 3 day of may 1919 at 9 oclock A.M and recorded in Deed Record 65 pages 200-202.

G. N. Neaves, Judge of Probate