

The State of Alabama /
 Shelby County / This Indenture, made and entered into
 this the 30th day of March 1920, by and between Ella D. Cross, widow
 of G. M. Cross, deceased; Ethel Gardner; Vivian Young; Lora C.
 McDowell (the Lora Cross who has married since the proceedings
 hereinafter recited was begun) and Lucy Cross (who has become
 of age since the date hereinafter mentioned was made), adult
 heirs of G. M. Cross, and E. H. Guthrie as Guardian of said
 Lucy Cross and of Leon Cross, Harry Guthrie and Elwood
 Guthrie, (the last three named being minors, and the
 said Lucy Cross having been a minor at the time of the
 said sale, and whose guardianship estate has not yet
 been finally settled), heirs or = one of said G. M. Cross; and
 J. R. Gardner, husband of said Ethel Gardner; Joseph Young, hus-
 band of said Vivian Young; and Harold C. McDowell, husband of
 said Lora C. McDowell, parties of the first part, and Geo. M.
 Fancher party of the second part, Witnesseth;

Whereas, said adult and minor heirs were tenants in
 common, and joint owners, of the land hereinafter des-
 cribed and conveyed, subject to the same interest of the
 said widow, and, whereas, the said Guardian did join with
 said adult owners and said widow, in a private sale
 of said land, as provided by law, to said party of the second
 part, at and for the sum of Twenty-five dollars, Eight &
 33/100 dollars of which was allowed to said widow, in lieu
 of her dower interest, Two & 78/100 dollars to each of
 said heirs except the said heirs, Harry Guthrie and El-
 wood Guthrie, to each of whom one & 39/100 dollars was
 allowed, same being their respective proportionate interest
 of said purchase money; and whereas, the amount of Eight
 & 33/100 dollars going to said Lucy Cross, Leon Cross, Harry
 Guthrie and Elwood Guthrie, was duly paid to said Guardian
 by said purchaser; and, whereas, said sale, and the payment
 for the interests of said minors, was duly reported to the Pro-
 bate Court of Shelby County, having jurisdiction of the es-
 tates of said minors, within three months after the same
 was made the said Guardian alleging in his written re-
 port of said sale that it was to the interests of said
 minors to make and have confirmed the said sale,
 and praying a confirmation thereof, and for an order of

Conveyance of said Minors' interests to said purchaser; and, whereas such proceedings were had on said report, that, on, to-wit, the 15th, day of March 1920, the said sale was duly and legally ratified and confirmed, and conveyance ordered to be made to said Minors' interests by said Probate Court, as authorized and provided by law in such cases, all which said proceedings and orders and decrees therein are hereby referred to and made a part of this conveyance as if fully incorporated herein.

Now, therefore, in consideration of the premises, and of the sum of Eight & 33/100 dollars to said Ellen S. Cross, and the sum of two & 78/100 dollars to each of said adult heirs except said Lucy Cross, in hand paid upon delivery of this conveyance, and of the sum of Eight & 33/100 dollars heretofore paid to said guardian for the interests of said then Minors, that is to say, two & 78/100 to each said Lucy Cross and Leon Cross, and one & 39/100 dollars to each Harry Guthrie and Elwood Guthrie, the receipt whereof is hereby acknowledged, and the said guardian in pursuance of said sale and proceedings, and in conformity to said decree, said parties of the first part do hereby, grant, bargain, sell and convey unto said party of the second part the following described lots or parcel of land, situated in the town of Montevallo, Shelby County, Alabama, to-wit:

That certain lot of land situated in Section four (4) Township twenty-four (24) Range twelve (12) East now owned by the heirs of A. M. Cross commencing at a point where the same joins the right of way of the Southern Railway Company Railroad at the Montevallo and Selma dirt road thence in a Southwesterly direction along said Montevallo and Selma dirt road to a point six hundred and thirty four feet; thence in a North westerly direction three hundred and forty nine feet to said Southern Railway Company, Right of Way, thence in a North easterly direction along said Southern Railway Company right of way seven hundred and eighty four feet to point of beginning, containing two and fifty four one hundredths acres more or less and which is the same property described in one separate parcel of said report.

It being the intention and purpose hereby on the part of said Ellen D. Cross, to convey her dower interest; of the said admet heirs to convey all their rights, titles and interests to wit; Four sixths undivided interest, and of the said Guardian to convey all the right, title and interests of his said Ward at the time of said sale and decree, in and to said above described property.

To Have and to Hold unto said party of the second part, his heirs and assigns, forever.

And the parties of the first part, except said Guardian hereby Covenant with said party of the second part, that, as to their respective interests, as herein defined, they are lawfully seized, and possessed; that they have a good right to sell and convey the same, as they do hereby, and that they will warrant and defend the title to the same to said party of the second part, his heirs and assigns, against the lawful claims or demands of any and all persons, whomsoever.

In Witness Whereof said parties of the first part have hereunto set out hands and seals, on this the day and date first above written.

E. H. Guthrie as (Seal)

Guardian of Lucy Cross, Leon Cross,

Harry Guthrie and Elwood Guthrie,

W. D. Young

(Seal)

Ellen D. Cross

(Seal)

Lora C. McDowell

(Seal)

Arthur Gordon

(Seal)

Harold C. McDowell

(Seal)

J. R. Gordon

(Seal)

Lucy Cross,

(Seal)

Virian Young

(Seal)

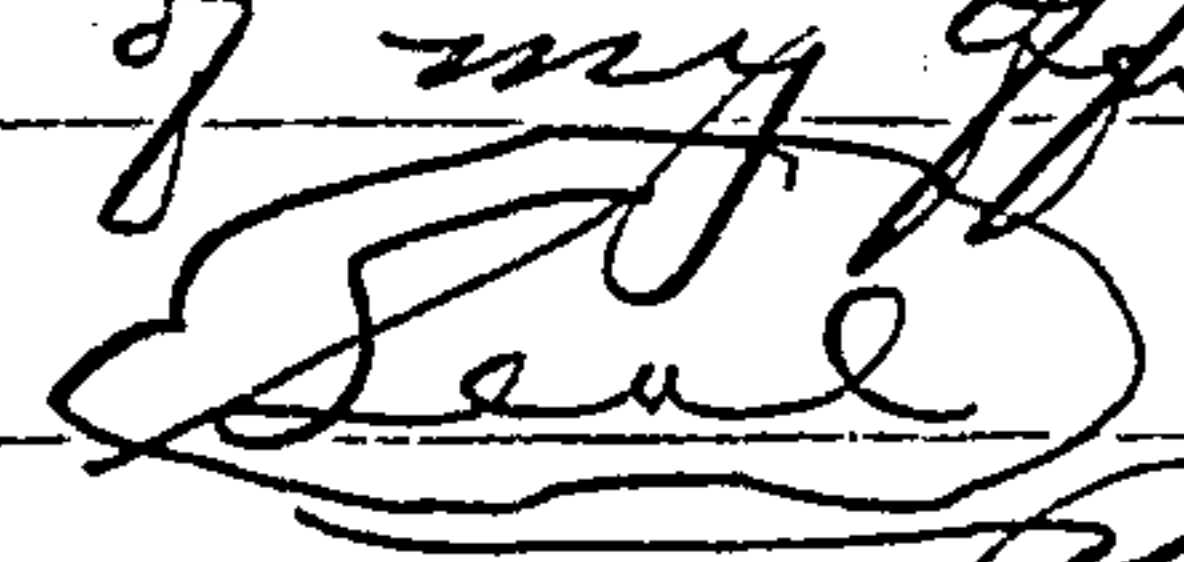
State of Alabama

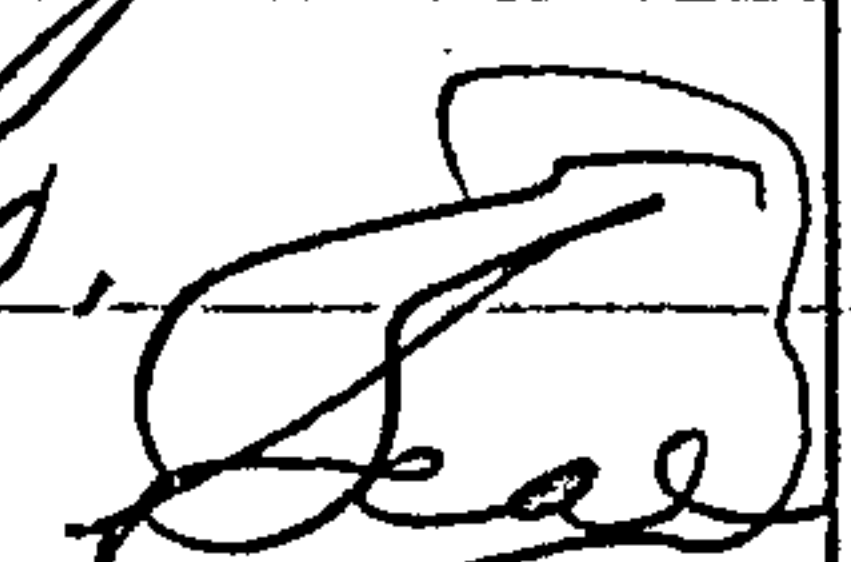
Caldwell County,

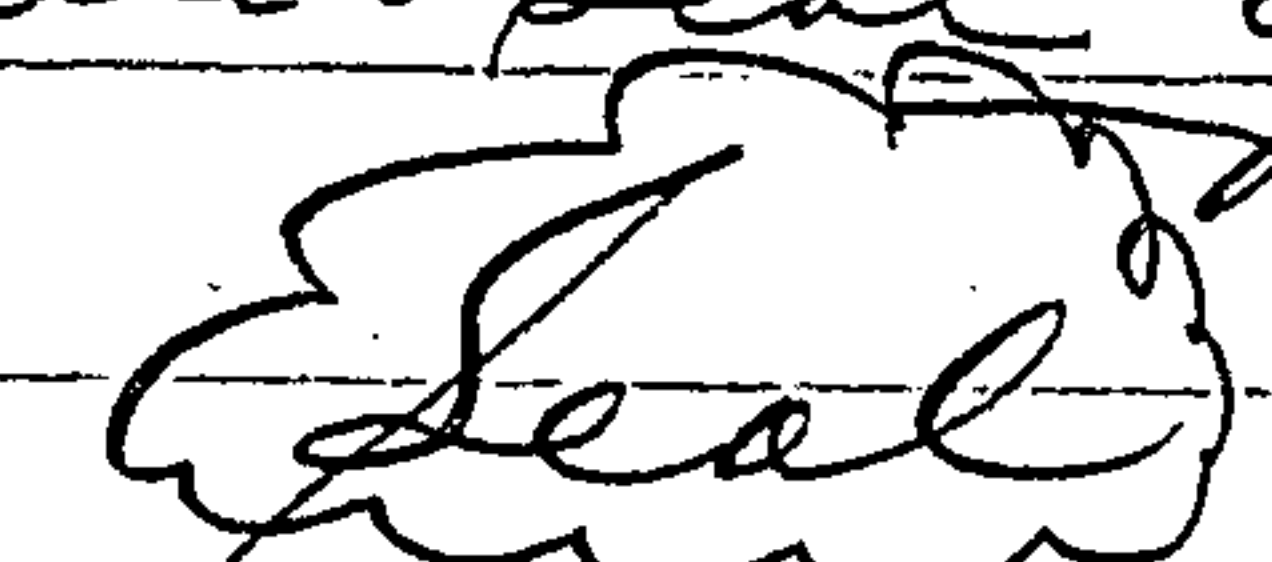
I, Lillie Russey a Notary Public in and for said County in said State, hereby Certify that E. H. Guthrie, whose name as guardian of Lucy Cross, Leon Cross Harry Guthrie and Elwood Guthrie, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Guardian, executed the same voluntarily on the day the same bears date, Given under my hand and the seal of my office on this 30 day of March 1920.

(Seal)

Lillie Russey, Notary Public

State of Alabama / Dallas County / I, Clara Jenkins, a Notary Public in and for said County in said State, hereby certify that Ester Gordon, J. R. Gordon, Vivian Young, Joseph Young, 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 and the seal of my office this, the 10th day of April 1920. 

State of North Carolina / Buncombe County / I, D. L. Simpson, a Notary Public in and for said County in said State hereby certify that Ella D. Cross, Rosa D. McDowell, Harold C. McDowell and Lucy Cross 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 and the seal of my office, this 19 day of April 1920. 
my Commission expires 11-24-20. D. L. Simpson

State of Alabama / Shelby County / Notary Public, Buncombe Co. N. C., I, Gull Weaver, judge of the Probate Court of Shelby County, Alabama, hereby certify that the foregoing deed was, before delivery, presented to me, by E. H. Guthrie, Guardian of Lucy Cross, Leon Cross, Harry Guthrie and Elwood Guthrie, and being satisfied that such sale has been duly confirmed and that the foregoing conveyance as properly made, I do further hereby certify that the sale under which the foregoing conveyance has been made by said Guardian, has been made by said Guardian, has been duly confirmed, and that the foregoing conveyance as made by said Guardian, has been and is hereby approved, ratified and confirmed. Witness my hand and seal of said Court on this 24 day of April 1920. 

State of Alabama / Shelby County / Judge of Probate Court of Shelby Co. Ala., I, Gull Weaver, judge of Probate, hereby certify that the within Deed was filed in this office for record 19 day of July 1920, at 8 o'clock, A. M. and

recorded in Det Record 68 Page 26 and examined G. W. Wiers, Judge of Probate.
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