Georgia
Fulton County | Know all men by these Presents, That W. L. Tumlin of the County of Haralson and State aforesaid and J. W. Tumlin of the County of Clayton, State of Georgia, parties of the first part are held and firmly bound unto A. F. Estes, of Meriwether County, Georgia, party of the second part, his heirs and assigns in the penal sum of Fifty-Six Thousand & no/100 ($56,000.00) Dollars, for the payment of which well and truly to be made, the said parties of the first part hereby bind their heirs, executors and administrators, jointly, severally and firmly by these presents. Signed with their hands and sealed with their seals this 17th day of July, in the year of our Lord One Thousand Nine Hundred and Twenty.

The Condition of the foregoing obligation is, that whereas the said parties of the first part have this day agreed to sell to the said party of the second part, a Certain tract or parcel of land situated, lying and being in the County of Shelby, State of Alabama, Containing five thousand six hundred and eighty (5680) acres, more or less, and described as follows:— All Section 1; All Section 2, except the N½ of NW¼, and the NW¼ of the NE¼; The SE¼ and the S½ of the SW¼ and the NE¼ of the SW¼ of Section 3; and the NW¼ of the SW¼, Section 8; the NE¼ and the E½ of the SW¼ and the W½ of the SE¼ Section 9; the SE¼ and the S½ of the SW¼ and the E½ of the NE¼ Section 10; All of Section 12, except the E½ of the NE¼; the NE¼ and the E½ of the NW¼ and SW¼ of the SW¼ Section 13; All of Section 15; all of Section 16, except the W½ of SW¼; the NE¼ of the NE¼ Section 23; the NW¼ of the NW¼ Section 24. All of the above in Township 20; Range 1 East.

The SW¼ of Section 6; and the SW¼ of Section 18; except that part lying between the dirt road from Wilsonville to Morgan Bridge and Yellowleaf Creek, Township 20, Range 2, East.

The SE¼ of the NE¼; the W½ of the NE¼ and the NE¼ of the SE¼, the east ½ of the NW¼ of the SW¼ of the NW¼; Section 25; The E½ of the NE¼ and the SW¼ of the NE¼; the N½ of the SW¼; the S½ of the SW¼; Section 26, and the E½ of the E½; Section 35, the W½ of the NW¼ and the S½ of Section 36, Township 19, Range 1 East.

Reserving, however, the right of way of the G.B. & A. Railway Company, where the said Road runs through said lands, the deed to which Right of Way has been conveyed to said G.B. & A. Ry. Company and this Conveyance is subject to the right and privileges of said deed to said G. B. & A. Ry. Company which provides for a right of way fifty feet from centre of track and more when necessary, in the maintenance of said road through said land.

Reserving also, all the coal, iron, oil, gas and other minerals in all the following described lands to-wit;

The W½ of SW¼ Section 1, the NW¼ of the SW¼ Section 8; the NE¼ and the E½ of the SW¼ and the W½ of the SE¼ of Section 9, all of Section 15.

The E½ of the NW¼ and the E½ of the SW¼, of Section 16.

The SE¼ and the S½ of the SW¼, and the NE¼ of the SW¼ Section 3.

All the above mineral right Exceptions are in Township 20, Range 1, East, and also all the mineral rights in all that part of the SW¼ lying S and W of dirt road from Wilsonville to Morgans Bridge, Section 18, Township 20, Range 2 East, is hereby reserved.

For the Consideration or sum of Twenty-Eight Thousand ($28,000.00) Dollars, said sum to be paid as follows; Eighteen Thousand Four Hundred & 8/100 (18,400.08) Dollars, heretofore paid, the receipt whereof is hereby acknowledged, and remainder payable as follows; Nine Thousand, Nine Hundred Ninety-five & 92/100 ($9,995.92) Dollars payable January 1, 1920, for which deferred payment the said party of the second part has given his promissory note, dated this day, bearing interest at the rate of eight (8%) per cent. per annum, from this date until paid, and stipulating that said party of the second part shall pay attorney's fees and cost of suit, should suit be instituted.

Now if the said party of the second part shall well and truly pay the said sum of money at the time specified, then the said parties of the first part are bound to make and execute to the party of the second part or his assigns a good and sufficient title to the above described lots or parcels of land; but on failure of the said party of the second part to pay the said sum of money, at the time specified, then said obligation to be void and of no effect.

In witness whereof, the said parties of the first part have hereunto set their hand and affixed their seal, the day and year above named.

Signed sealed and delivered in the W. L. Dunlin (L. S.)
presence of R. H. Freeman J. W. Dunlin (L. S.)
(Seal) E. F. Brogdon, N.P. Georgia, State at Large.

State of Alabama
Shelby County } I, G. Worthem, Judge of Probate, hereby certify that the within Bond for title was filed in this office for record 26 day of July 1920, at 9 30 o'clock, A.M., and recorded in Deed Record 68 pages 39 and examined.

G. W. Worthem, Judge of Probate