

THE STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS that whereas I, N. L. Duffee as Guardian of Ruth and Evelyn Duffee, Minors, legally appointed by the Probate Court of Jefferson County, Alabama, was by an order of the said Probate Court made and entered on the 5th day of July, 1927, empowered to sell and convey certain real estate, situated in Helena, Shelby County, Alabama, in which said minors have a one-sixth interest;

AND WHEREAS, said minors, Ruth and Evelyn Duffee, are tenants in common with J. W. Naish, Mrs. Ella Hand, Mrs. C. H. Hunt, Geo. S. Naish and Chas. W. Naish, in the real estate hereinafter described and conveyed; and WHEREAS there is no valid authority to sell the interest vested in said minors by the terms of any instrument by which said minors hold said property, nor is such sale restricted or prohibited by such instrument; and

WHEREAS, said tenants in common hereinbefore named have sold the real estate hereinafter described to J. D. Ruffin for the sum of Six Hundred Dollars; and

WHEREAS, a petition was filed in the Probate Court of said County, that it is to the interest of said minors to sell and dispose of said lands for the above named sum for division among the owners and tenants in common; and at said hearing said Honorable Probate Court ratified and confirmed said sale of said minors' interest, and whereas, said Guardian N. L. Duffee has acknowledged the receipt of the sum of One Hundred Dollars, paid to him as Guardian of Ruth and Evelyn Duffee, minors, by J. D. Ruffin, and being the purchase money for the interest of said minors in the real estate hereinafter described; and

WHEREAS, said Honorable Probate Court of Jefferson County, Alabama, has granted and order authorizing and directing said N. L. Duffee, as Guardian of Ruth and Evelyn Duffee, minors, to make a conveyance of the interest of the said minors in said lands to J. D. Ruffin, the purchaser.

NOW, THEREFORE, I, N. L. Duffee, as Guardian of Ruth and Evelyn Duffee, minors under and by virtue of and in strict accordance with the aforesaid order and decree, rendered on the 5th day of July 1927, and in consideration of the payment of the purchase money, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said J. D. Ruffin, his heirs and assigns forever, all claim, right, title and interest which the said Ruth and Evelyn Duffee had at the date of said sale and now have in and to the real estate described as follows to-wit:

✓ Part of Lot Number Eight (8) in Block Number Six (6) in the Town of Helena, Shelby County, Alabama, more fully described as follows: Commence at the northwest corner of Second Street and First Avenue, and run west along the north side of First Avenue, one hundred and sixty five feet, more or less, to lot of C. W. Naish, thence north forty nine feet, more or less, to lot of J. D. Ruffin, thence east along south side of J. D. Ruffin's lot, one hundred and sixty five feet to west side

of Second Street, thirty eight feet to point of commencement, said lot being a part of Estate of G. S. Naish Sr. now deceased. And it is hereby fully understood and agreed that this deed conveys only a one sixth undivided interest in and to said above mentioned part of lot and house thereon, being one share, or a one-sixth interest in and to said above mentioned part of lot and house thereon of Estate of G. S. Naish, Sr., now deceased. Said above described property being situated in Helena, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said J. D. Ruffin his heirs and assigns forever.

IN WITNESS WHEREOF I, N. L. Duffee, as the Guardian aforesaid, do hereunto set my hand and seal this the 6th day of July, 1927.

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

N. L. Duffee (Seal)
As Guardian of Ruth and
Evelyn Duffee, Minors

I, Edith D. Underwood a Notary Public in and for said County in said State, hereby certify that N. L. Duffee, whose name is signed to the foregoing conveyance as Guardian of Ruth & Evelyn Duffee minors, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily as such Guardian, on the day the same bears date.

Given under my hand this the 6th day of July, 1927.

Edith D. Underwood
Notary Public for Jefferson
County, Alabama

THE STATE OF ALABAMA)
JEFFERSON COUNTY) Probate Court

I, J. P. Stiles Judge of the Probate Court in and for said County, in said State, hereby certify that the sale of the real estate set forth in this deed was duly reported to this court and that said sale was duly conformed by the order of this court on the 5th day of July, 1927, and it appearing that said deed is properly made by N. L. Duffee, as Guardian of Ruth and Evelyn Duffee, minors, I do therefore, as Judge of Probate, confirm said deed as executed.

Given under my hand and seal of office, this 6th day of July 1927.

J. P. Stiles--Judge of Probate

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, L. B. Riddle Judge of Probate hereby certify that the within deed was filed in this office for record Nov. 3rd. 1927 at 9 oclock A.M. and recorded in Deed record 85 page 74 and examined.

STATE OF ALABAMA
SHELBY COUNTY

L. B. Riddle--Judge of Probate

I hereby certify that
\$ 50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. B. Riddle
Judge of Probate