STATE OF ALABAMA
SHELBY COUNTY...

\$2.75 Federal Stamps cancelled on this Deed

#2659

KNOW ALL MEN BY THESE PRESENTS, That, whereas, I, Effic Sims, of said State and County, as Guardian of Mark William Sims, Jr., Grace Sims, Joe David Sims, Lewellyn Sims, and John Walter Sims, minors, being minor children of Mark W. Sims, deceased, legally appointed by an order of the honorable Probate Court of Shelby County, Alabama, and was by a subsequent order and decree of the Circuit Court of Shelby County, Alabama, in equity, made and entered on the 30th. day of April, 1946, empowering said Guardian to sell and convey certain real estate in which said minors owned an interest, for the purpose of their maintenance and education; and whereas, having given due notice of the intended sale by publication once a week for three successive weeks, in the Shelby County, Democrat, a newspaper published in Columbiana, Shelby County, Alabama, of the time, place, and terms of said sale; I did, as such Guardian, sell at public outcry in front of the Courthouse door in Columbiana, in Shelby County, Alabama, at twelve o'clock noon, on the 29th day of May, 1946, to Elvis F. Roach and his wife, Elsie Mae Roach for the sum of TWO THOUSAND FIFTY & NO/100 DOLLARS, that being the highest and best bid for the same, the real estate of said minors, described as follows, to wit:

That certain tract of land described as commencing at the Northeast corner of Section 18, Township 21, Range 2 West, in Shelby County, Alabama, and run thence South 2 degrees and 10 minutes East a distance of 925 feet along said Section line to the point of beginning of the tract herein described and conveyed: Run thence South 2 degrees and 10 minutes East a distance of 564.8 feet; run thence South 84 degrees and 40 minutes West a distance of 672 feet; run thence North 2 degrees and 10 minutes West 660 feet; run thence South 87 degrees and 15 minutes East a distance of 666 feet to the point of beginning, and being a part of the Northeast Quarter of the Northeast Quarter, and a part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 21, Range 2 West. All situated in Shelby County, Alabama.

That I did, as such Guardian, report said sale to the Circuit Court of Shelby County, Alabama, in equity, on the 29th day of May, 1946, and that on the ___ day of June, 1946, the Circuit Court of Shelby County

Alabama, in Equity, entered a decree confirming said sale, and directing the execution of this deed.

Now, therefore, I, Effie Sims, as Guardian as aforesaid, under and by virtue of the premises, and in strict compliance with the aforesaid order and decree rendered on the _____ day of June, 1946, and in consideration of the payment of said purchase money, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Elvis F. Roach and his wife, Elsie Mae Roach, their heirs and assigns forever, all of the claims, right, title, and interest which the said William Mark Sims, Jr., Grace Sims, Joe David Sims, Llewellyn Sims, John Walter Sims, minors, had at the date of said sale and now have in and to the property heretofore described, as aforesaid, together with all of the right, title, and interest which I, the said Effie Sims, as the widow of Mark W. Sims, deceased, have in and to said above described real estate.

TO HAVE AND TO HOLD the above described property unto the said Elvis F. Roach and wife, Elsie Mae Roach, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging, or in anywise appertaining and unto their heirs and assigns in fee simple.

IN WITNESS WHEREOF, I, the said Effie Sims as Guardian, as aforesaid, and I, the said Effie Sims as the widow of the said Mark W. Sims, deceased, do hereunto set my hand and seal, this the 11th day of June, 1946.

Effie Sims (SEAL)
As Guardian for Mark William Sims, JR.,
Grace Sims, Joe David Sims, Llewellyn
Sims, and John Walter Sims, minors.

Effie Sims

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY...

I, Pauline Bird, Register of the Circuit Court of Shelby County, Alabama, in Equity, in said County, in said State, hereby certify that Effic Sims, whose name as Guardian, issigned 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, she, in her capacity as such Guardian, as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th. day of June, 1946.

Pauline Bird Register of the Circuit Court of Shelby County, Alabama.

STATE OF ALABAMA,

SHELBY COUNTY.

I, Pauline, Bird, Register of the Circuit Court of Shelby County, Alabama, hereby certify that Effic Sims, a widow, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 11tth. day of June, 1946.

Pauline Bird Register of the Circuit Court of Shelby County, Alabama.

Filed for Record the 12 day of June, 1946, at 2 o'clock P. M., and recorded in Deed Record 124 on page 295 on the 13 day of June, 1946.

L. C. WALKER

JUDGE OF PROBATE

OMELOY COUNTY

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2.50 Privilege Tex

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