

177 \$.55 Fed Stamp
STATE OF ALABAMA, X
SHELBY COUNTY.....X

BOOK 155 PAGE 581

THIS INDENTURE, made and entered into on this the 12th., day of September, 1952, by and between Pauline Payton Wood, as Guardian for Billy Joe Payton, a minor, as party of the first part; and A.M.Hinds, party of the second part,

WITNESSETH: That whereas, the said Billy Joe Payton, a minor, owns an undivided one-seventh interest, subject to the dower interest of Pauline Payton Wood, who was formerly the wife of Albert Payton, deceased, who was a son of R.A. Payton, deceased, and also, subject to the homestead right of Era E. Payton, the widow of R.A. Payton, deceased, in the hereinafter described real estate; and, whereas, the party of the first part, as said Guardian, did join with other tenants in common in the ownership of said real estate, in selling said real estate to the party of the second part, and did thereafter, within the time and the manner provided for by law, in a proceeding filed in the Probate Court of Jefferson County, Alabama, seek the approval and the confirmation of said sale by said Court, and the authority of said Court to make a conveyance of the interest of her said ward in said real estate, conveying the same to the party of the second part, the purchaser thereof:

And, Whereas, after due proceedings in all respects, as required by law, the said Probate Court of Jefferson County, Alabama, did, on the 5th. day of September, 1952, approve and confirm said sale of the interest of said ward and said real estate, and did direct and authorize the party of the first part to convey the interest of her said ward to the party of the second part, A.M.Hinds, upon payment of the full purchase price therefor, and whereas, all of the purchase price, in the amount of \$ 380.70 has been paid by the party of the second part to the party of the first part, for the undivided one-seventh interest of said ward, subject to the dower interest of Pauline Payton Wood, and also, subject to the homestead right and dower interest of Era E. Payton, the widow of R.A. Payton, deceased, in the hereinafter

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described lands, the receipt whereof is hereby acknowledged:
NOW, THEREFORE, in consideration of the premises, and the further sum of \$380.70, paid by the party of the second part to the party of the first part, upon the delivery of this deed, the receipt of which is hereby acknowledged, and acting under the authority and the decree of said Court of Probate of Jefferson County, Alabama, as aforesaid, and to and pursuant thereto, the party of the first part does hereby grant, bargain, sell, and convey unto the party of the second part the undivided one-seventh interest of the said Billy Joe Payton, a minor, subject to the dower rights of Pauline Payton Wood and also, subject to the homestead right and dower interest of Era E. Payton, the widow of R.A. Payton, deceased, in and to the following described real estate, situate in County of Shelby, State of Alabama, to-wit:

That certain tract of land situated in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter of Section 23, Township 20, Range 3 West, described and bounded as follows: Beginning at a Post Oak Tree girdled around on the West Bank of Buck Creek in the rear of the lot formerly known as the M.J. O'Barr Lot in Pelham, Alabama, and running West parallel with the Section line to a pine knot corner on the line between the Estate of Jack Cross and Thomas Griffin, thence North along that line to a pine knot corner at the intersection of the Section line; thence East along the Section line to Buck Creek; thence up Buck Creek to the Post Oak Tree at the beginning corner, and being the same lands described in that certain deed from John M. Powers and wife, to E. Lee, dated May 23rd., 1887, and recorded in Deed Book 11, on page 529, and being the same lands conveyed by W.G. Lee, and others, to Thomas A. Lee, recorded in Deed Book 43, on page 510, and also, being the same lands conveyed by W.G. Lee and Thomas A. Lee, and others, to R.A. Payton, dated December 9, 1904, and recorded in Deed Book 33, on page 105, all in the office of the Judge of Probate of Shelby County, Alabama; and also, the same lands conveyed by F.H. Ashley, and others, to R.A. Payton, by deed dated March 7, 1908, and recorded in Deed Book 46, on page 138, in the office of the Judge of Probate of Shelby County, Alabama; there is EXCEPTED, however, that certain tract of land by R.A. Payton and wife to the Birmingham Cocoa-Cola Bottling Company by deed dated March 28, 1917, and recorded in Deed Book 59, page 623, in the office of the Judge of Probate, Shelby County, Alabama, which said last named EXCEPTION is

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more accurately described in the following description; the lands above described and conveyed are more accurately described by a recent survey of said lands which is as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20, Range 3 West, and run thence West along the North line of said Section for a distance of 620 feet to the point where the North line of said Section intersects the West Bank of Buck Creek, for a point of beginning of the lands herein described and conveyed: Continue thence West along the North line of said Section 23, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23; run thence South along the West line of said Northeast Quarter of the Northwest Quarter of said Section 23, for a distance of 1024.49 feet; thence turn an angle of 92 degrees and 34 minutes to the left and run in a Northeasterly direction for a distance of 3097.83 feet, more or less, to the West bank of Buck Creek to a Post Oak Tree girdled around; run thence Northerly along Buck Creek to the point of beginning, and all situated in the North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter all in Section 23, Township 20, Range 3 West.

There is EXCEPTED, however, from this conveyance that certain lot sold by R.A. Payton to the Birmingham Cocoa-Cola Bottling Company, by deed recorded in Deed Book 59, on page 623, in the office of the Judge of Probate of Shelby County, Alabama, described as follows: Beginning at a point where the public road now running from Pelham to Helena, Alabama, strikes the line between the Johnson lands, now (King & Hinds), and the R.A. Payton lands, and run thence Eastward along said line to the center of Buck Creek, thence down the center of said Buck Creek to the aforesaid public road bridge across Buck Creek; thence Westerly along said Public Road to the beginning point, and being a part of the North Half of the Northeast Quarter of Section 23, Township 20, Range 3 West, and said EXCEPTION containing 2 acres, more or less. There is, also, EXCEPTED from this conveyance, the right of way given to the Southern Natural Gas Company, and also, EXCEPT the right of way heretofore given for a public road for Shelby County, Alabama, and ALL SITUATED IN SHELBY COUNTY, ALABAMA.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, unto the party of the second part, A.M. Hinds, his heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part hereunto sets her hand and seal, on this the 12 day of September, 1952.

Pauline Payton Wood (SEAL).
As Guardian of Billy Joe Payton, a Minor.

STATE OF ALABAMA, Y
 Y
JEFFERSON COUNTY...Y

I, Tom C. Garner, Judge of the Probate Court,
_____, in and for said County, in said
State, hereby certify that Pauline Payton Wood, whose name as
Guardian of Billy Joe Payton, a minor, is signed to the fore-
going conveyance and who is known to me, acknowledged before me
on this day that, being informed of the contents of this con-
veyance, she, in her capacity, as such Guardian, signed the
same voluntarily, on the day the same bears date.

Given under my hand on this the 12th., day of September,
1952.

Tom C. Garner
Judge of the Probate Court of
Jefferson County, Alabama.
(Official Title).

- CERTIFICATE -

STATE OF ALABAMA, Y
 Y
JEFFERSON COUNTY...Y

The foregoing conveyance by Pauline Payton Wood, as
Guardian of Billy Joe Payton, a minor, to A.M. Hinds, having
been presented to me, the undersigned, Tom C. Garner, as Judge of
the Probate Court of Jefferson County, Alabama, being the Judge
of the Court ordering said conveyance and being satisfied that
such purchase price has been paid in full and being further sat-
isfied that said sale, described in said conveyance, has been
duly confirmed and that such conveyance is properly made, I, do
hereby, certify and confirm such sale and do approve and confirm
said conveyance.

This CERTIFICATE is made pursuant to the provisions
and requirement of Title 47, Chapter 6, Article 1V, of the
Code of Alabama of 1940.

WITNESS my hand, as Judge of said Court, together with
the seal of said Court, all being done on this the 12th., day of

September, 1952.

(SEAL).

Tom C. Garner
As Judge of the Probate Court of
Jefferson County, Alabama.

Filed in the office of the Probate Judge on the 13 day of Oct 19 52 at 1 o'clock P M
and recorded in Deed Book 155 Page 581 this 14 day of Oct 19 52
Deed Tax .50 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate