

4497

STATE OF ALABAMA)

JEFFERSON COUNTY)

BOOK 162 PAGE 17

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, on, to-wit, the 24th day of July, 1953, in a proceeding pending in the Circuit Court, Tenth Judicial Circuit of Alabama, In Equity, being case No. 91493, and which cause is a petition of Emory V. Speer, as Guardian of Johnnie Lee Speer, non compos mentis, seeking to sell for the maintenance of said ward the hereinafter described real estate, a decree was entered authorizing and directing that a private sale of said real estate be made to B. George for the sum of \$3,400.00; and,

WHEREAS, by the terms of said decree it was further ordered and directed that upon payment of the sum of \$3,400.00 to the guardian of Johnnie Lee Speer by B. George, that the petitioner, Emory V. Speer, as Guardian of Johnnie Lee Speer, execute and deliver unto B. George a statutory warranty deed conveying to him all the right, title and interest of Johnnie Lee Speer in and to said real estate; and,

WHEREAS, B. George has paid unto Emory V. Speer, as Guardian of Johnnie Lee Speer, the sum of \$3,400.00 in accordance with the terms of said decree;

NOW, THEREFORE, in consideration of said decree and the payment by B. George to Emory V. Speer, as Guardian of Johnnie Lee Speer, of the sum of \$3,400.00, receipt whereof is acknowledged, I, Emory V. Speer, as Guardian of Johnnie Lee Speer, non compos mentis, do hereby grant, bargain, sell and convey unto B. George all the right, title and interest of Johnnie Lee Speer, an unmarried man, in and to the following described real estate, to-wit:

The $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 24, Tp. 19,
R. 1 East, situated in Shelby County,
Alabama.

Subject, however, to the taxes for the year 1953 which the grantee herein assumes, and subject to all outstanding easements and right-of-ways of record in said county.

IN WITNESS WHEREOF, I, Emory V. Speer, as Guardian of Johnnie Lee Speer, non compos mentis, by virtue of the said decree and the authority vested in me thereby, and pursuant to the authority

Sam B. K.

and direction therein contained, have executed these presents for and on behalf of Johnnie Lee Speer, being thereunto duly authorized.

Emory V. Speer

As Guardian of Johnnie Lee Speer,
non compos mentis

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Emory V. Speer, whose name as Guardian of Johnnie Lee Speer, non compos mentis, 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, in his capacity as such Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand this 9rd day of August, 1953.

Elyahed K. Nicholson

Notary Public



Filed in the office of the Probate Judge on the 19 day of Aug, 1953 at 8 O'clock A M.
and recorded in Deed Book 162 Page 17 this 26 day of Aug, 1953
Deed Tax 3.50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate