

2255

STATE OF ALABAMA )

SHELBY COUNTY )

BOOK 186 PAGE 49

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, on, heretofore, the 6th day of April, 1957, the Probate Court of Shelby County, Alabama authorized and directed the undersigned H. E. White, as guardian of Clifton White, to join with the joint owners of the hereinafter described land in executing a warranty deed to said land to W. D. Osborn and,

WHEREAS, the said W. D. Osborn has paid to undersigned H. E. White as guardian of Clifton White, the sum of Four Hundred forty Dollars (\$440.00), which sum represents the full amount to which said ward is entitled.

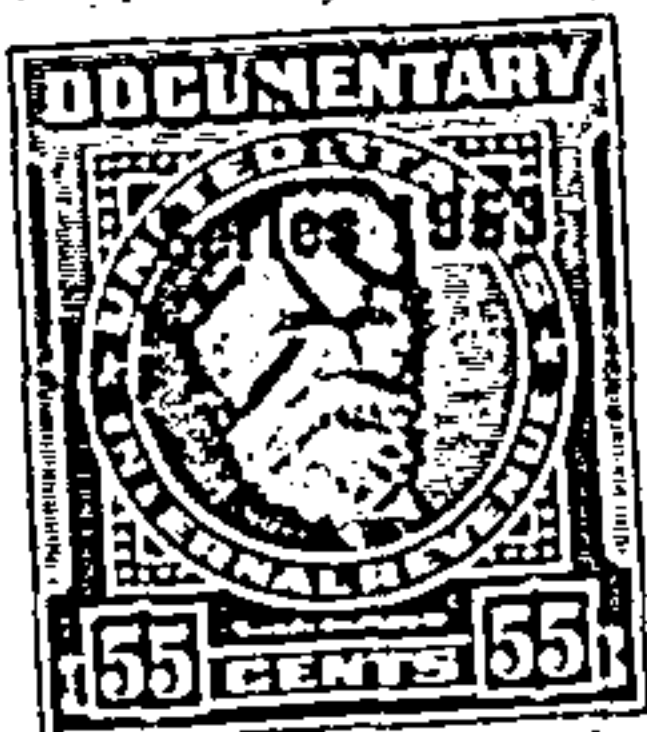
NOW, THEREFORE, for and in consideration of the sum of Four Hundred Forty Dollars (\$440.00), and pursuant to and in strict accordance with the terms and provisions of the decree of said Probate Court of Shelby County, Alabama, rendered on the 6th day of April, 1957, confirming said sale and ordering the undersigned to convey said property to the said W. D. Osborn, the said Clifton White, a non compos mentis, acting by and through the undersigned, as his guardian, and the undersigned H. E. White, as guardian of the estate of Clifton White, a non compos mentis does hereby grant, bargain, sell and convey unto the said W. D. Osborn, his heirs and assigns, all the right, title and interest which the said Clifton White now has in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 30, Township 18, Range 2 East that lies east of Gum Branch, being 10 acres, more or less. Also all of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 30, Township 18, Range 2 East, that lies southeast of Gum Branch, being 25 acres, more or less, except highway right of way.

Also all that part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  lying east of a ditch that is near the west side of said 40 acres; said land lying east of said ditch, containing about 36 acres, more or less, except highway right of way. Section 1, Township 19 South, Range 1 East, except highway right of way.

TO HAVE AND TO HOLD to said W. D. Osborn, his heirs and assigns forever.

And undersigned, as guardian of Clifton White, covenants with the said W. D. Osborn, his heirs and assigns that Clifton White and the grantors in deeds to W. D. Osborn recorded this date are lawfully seized in fee simple of the said premises; that they are free from all encumbrances and that said joint owners have a good right to sell the same as aforesaid, and that I, as guardian will, and



my heirs, executors and administrators, shall warrant and defend the same to the said W. D. Osborn, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Clifton White acting by and through the undersigned as his guardian, has hereunto set his hand and seal and the undersigned H. E. White as guardian of the estate of Clifton White, a non compos mentis, has hereunto set his hand and seal as such guardian.

This 6th day of April, 1957.

Clifton White  
By H. E. White  
As His Guardian  
H. E. White  
As Guardian of the Estate of  
Clifton White, a non compos mentis

STATE OF ALABAMA )

SHELBY COUNTY )

I, Conrad C. Cawood, a Notary Public in and for said County in said State, hereby certify that H. E. White, whose name as guardian of Clifton White, a non compos mentis, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in his representative capacity as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand, this 6 day of April, 1957.

Conrad C. Cawood  
NOTARY PUBLIC

STATE OF ALABAMA )  
SHELBY COUNTY )

I, L. C. Walker, as Judge of Probate of said County, do hereby certify that the within conveyance is properly made and do hereby confirm the within conveyance and the proceedings relating to the sale of the property herein described in this conveyance.

Witness my hand and seal of said Court on this, the 6 day of April, 1957.

L. C. Walker  
Judge of Probate

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 8 day of April 1957 at 8 o'clock A.M, and recorded in Deed Record 186 Page 49 & examined 50 and the Mortgage Tax of \$ — Deed Tax of \$ 50 has been paid.  
Fee \$ 1.45 .50 .55 2.50 L. C. Walker Judge of Probate