

GUARDIAN'S DEED 10563

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, on heretofore the 31th day of May, 1968, the undersigned, as guardian of the estate of Mrs Lois Brown, a minor, did obtain an order and decree of said Court for sale of lands, along with the other adult joint owners, to William J. Slappey, Jr. and Doris Downey Slappey for a total consideration of (\$36,110.00) Thirty-six Thousand One Hundred Ten and No/100 Dollars, of which consideration the interest of Mrs Lois Brown is being conveyed for (\$1,504.58) One Thousand Five Hundred Four and 58/100 Dollars, by this instrument, which said lands are described as follows, viz:

The SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 18 South, Range 2 East;

All that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 18 South, Range 2 East lying south of Spring Branch;

All that part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ lying south and west of Kelly's Creek in Section 24, Township 18 South, Range 2 East;

MINERALS AND MINING RIGHTS EXCEPTED to that part of above described lands conveyed to W. T. Brown on March 3, 1914, as shown by Book 57 page 1 in the Probate Office of Shelby County, Alabama.

Also E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 26, Township 18 South, Range 2 East;

Also all that part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 25 lying northwest of U. S. Highway 231; being situated in Township 18 South, Range 2 East.

The above containing 21 $\frac{1}{2}$ acres, more or less, and situated in Shelby County, Alabama,

which lands were sold by said Guardian under and in pursuant to said decree.

Whereas, pursuant to the provisions of law, the report of said sale has been made by the undersigned, as such guardian, to the Probate Court of Shelby County, Alabama, and the sale of said property to the said William J. Slappey, Jr. and Doris Downey Slappey, at and for the said sum of (\$1,504.58) One Thousand Five Hundred Four and 58/100 Dollars, has been confirmed by the Court, the entire purchase price of said ward's interest therein having been paid to the undersigned, and the Court has ordered the conveyance thereof to the said William J. Slappey, Jr. and Doris Downey Slappey.

Now, therefore, for and in consideration of the sum of (\$1,504.58) One Thousand Five Hundred Four and 58/100 Dollars, and pursuant to and in strict accordance with the terms and provisions of said decree of said Probate Court of Shelby County, Alabama, rendered on heretofore the 31st day of May, 1968, confirming said sale and ordering the undersigned to convey said property,

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to the said William J. Slappey, Jr. and Doris Downey Slappey, the said Mrs. Lois Brown, a minor, acting by and through the undersigned as her guardian and the undersigned Martha B. Joiner, as guardian of the estate of Mrs. Lois Brown a minor, does hereby grant, bargain, sell and convey unto the said William J. Slappey, Jr. and Doris Downey Slappey for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the right, title and interest which the said Mrs. Lois Brown now has or had at the time of said sale in and to the following real estate, situated in Shelby County, Alabama, to-wit:

The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 18 South, Range 2 East;

All that part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 18 South, Range 2 East lying south of Spring Branch;

All that part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ lying south and west of Kelly's Creek in Section 24, Township 18 South, Range 2 East;

MINERALS AND MINING RIGHTS EXCEPTED to that part of above described lands conveyed to W. T. Brown on March 3, 1914, as shown by Deed Book 57 page 1 in the Probate Office of Shelby County, Alabama.

Also E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 26, Township 18 South, Range 2 East;

Also all that part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 25 lying northwest of U. S. Highway 231; being situated in Township 18 South, Range 2 East.

The above containing 217 acres, more or less, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said William J. Slappey, Jr. and Doris Downey Slappey for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

In witness whereof, Mrs. Lois Brown, acting by and through the undersigned as her guardian has hereunto set her hand and seal, and the undersigned Martha B. Joiner, as guardian of the estate of Mrs. Lois Brown, a minor, has hereunto set her hand and seal as such Guardian this 12th day of June, 1968.

Lois Brown L.S.

By Martha B. Joiner
As her Guardian

Martha B. Joiner L.S.
As Guardian of the Estate of
Mrs. Lois Brown, a minor

State of Alabama
Shelby County

I, **Karl C. Harrison**, a Notary Public in and for said County, in said State, hereby certify that **Era Lois Brown** whose name is signed by **Martha E. Joiner** as her Guardian and **Martha E. Joiner**, whose name as guardian of **Era Lois Brown**, a minor, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, **Martha E. Joiner**, in her representative capacity as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand, this 12th day of June, 1968.

Karl C. Harrison
Notary Public
State of Alabama

State of Alabama
Shelby County

I, **Conrad M. Fowler**, as Judge 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 the seal of said Court, on this the 12 day of June, 1968.

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
JUN 21 1968
10:17
REC. BR. & PAGE NO. SHOWN ABOVE
U.S. FILE # 1968-101
Conservatorship
JUDGE OF PROBATE