

8824
20,400.00
GUARDIAN'S DEED

See Mtg 322-271



19720424000021650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/24/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That whereas, on the 3rd day of April, 1972, the undersigned, as guardian of the estate of Mary Laura Peete, an incompetent, did obtain an order and decree of the Circuit Court of Shelby County for the sale of lands, along with the other adult joint owners, to H. W. Dearing, Jr. and Sybil Baird Dearing for the total consideration of ~~Fifty-three Thousand Six Hundred-~~ and no/100 Dollars, of which consideration the entire interest of Mary Laura Peete, is being conveyed by this instrument, which said lands are described as follows, viz:

The W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 4, Township 22 South, Range 3 West, being 80 acres, more or less, 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 Court and the sale of said property to H. W. Dearing, Jr. and Sybil Baird Dearing at and for the sum of Fifty-three Thousand Six Hundred and no/100 Dollars for the interest of said ward 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 H. W. Dearing, Jr. and Sybil Baird Dearing.

Now, therefore, for and in consideration of the sum of ~~Twenty-one Thousand Four Hundred Forty~~ no/100 Dollars and pursuant to and in strict accordance with the terms and provisions of said decree of said Court, rendered on the 3rd day of April, 1972, confirming said sale and ordering the undersigned to convey said property to the said H. W. Dearing, Jr. and Sybil Baird Dearing the said Mary Laura Peete, an incompetent, acting by and through the undersigned as her guardian and the undersigned Thomas V. Peete, as guardian of the estate of Mary Laura Peete, an incompetent, does hereby grant, bargain, sell and convey unto the said H. W. Dearing, Jr. and Sybil Baird Dearing for and during their joint lives and upon the death of either of them, then

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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 Mary Laura Peete now has or had at the time of said sale to the following real estate, situated in Shelby County, Alabama, to-wit:

The W $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 4, Township 22 South, Range 3 West, being 80 acres, more or less, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES 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, Mary Laura Peete, acting by and through the undersigned as her guardian has hereunto set her hand and seal, and the undersigned Thomas V. Peete, as guardian of the estate of Mary Laura Peete, an incompetent, has hereunto set his hand and seal as such Guardian this 20th day of April, 1972.

Mary Laura Peete L.S.
By Thomas V. Peete
As her Guardian

Thomas V. Peete L.S.
As Guardian of the Estate of
Mary Laura Peete, an incompetent

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
REEL 24 2150
1972 APR 24 PM 1:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

State of Alabama
Shelby County

I, _____, a Notary Public in and for said County, in said State, hereby certify that Mary Laura Peete, whose name is signed by Thomas V. Peete as her Guardian and Thomas V. Peete, whose name as guardian of Mary Laura Peete, an incompetent, 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, he Thomas V. Peete, in his representative capacity as aforesaid, executed the same voluntarily on the day the same bears date as such Guardian for said estate. Given under my hand this 20th day of April, 1972.

Walter B. Jainer
Notary Public
State at Large

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State of Alabama
Shelby County

I, James H. Sharbutt, as Judge of said Court (Circuit Court of Shelby 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.

100X 20th day of April, 1972. Witness my hand and the seal of said court, on this the

James H. Sharbutt
Judge