



GUARDIAN'S DEED

3,000⁰⁰

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That

Whereas, I, Dorcas Cox Brown, as Guardian for James H. Brown and Donald W. Brown, minors, did file in the Circuit Court of Shelby County, in the State of Alabama, a report in writing and under oath, of a private sale made by me as Guardian aforesaid, of the interest owned by the said James H. Brown and Donald W. Brown, minors, as aforesaid, in and to the real estate set out and described in and by the said report and hereinafter described to Mary Rose Duke at and for the sum of Twenty Thousand and no/100 Dollars, and

WHEREAS, the said Circuit Court did, on the 28th day of September, 1980, make an order and decree in all things confirming the said private sale, and directing and requiring that I, as such Guardian, make, execute and deliver to the said Mary Rose Duke a good and sufficient deed, conveying unto the said Mary Rose Duke, all of the right, title, interest and claim of the said James H. Brown and Donald W. Brown, minors, as aforesaid, in and to the said real estate described in the said report and hereinafter described.

NOW, THEREFORE, I, the said Dorcas Cox Brown, as Guardian aforesaid, for and in consideration of the sum of Twenty Thousand and no/100 Dollars to me, as such Guardian, in hand paid by Mary Rose Duke, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said MARY ROSE DUKE, all of the right, title, interest and claim of the said James H. Brown and Donald W. Brown, minors, as aforesaid in and to the following described real estate, being the same real estate set out and described in the said report, situated, lying and being in the Count of SHELBY, State of ALABAMA, viz:

BOOK 328 PAGE 912

Harrison & Connell

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West, and run Westwardly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 10.0 feet to the point of beginning; thence continue Westwardly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1134.48 feet to a point on the South right-of-way line of Shelby County Highway No. 41; thence right 145 deg. 39 min. 15 sec. along the chord of a curve to the right a distance of 486.18 feet; thence right 4 deg. 52 min. a distance of 207.88 feet; thence right 63 deg. 17 min. 15 sec. a distance of 676.50 feet to the point of beginning herein described.

TO HAVE AND TO HOLD unto the said Mary Rose Duke, her heirs and assigns forever.

In Testimony Whereof, I, as such Guardian, have hereunto set my hand and affixed my seal, this the 20th day of September, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
OCT -2 PM 2:05
STATE OF ALABAMA SHELBY COUNTY
Dorcas Cox Brown
Guardian
Deed - 300
Pr. 300
Ind. 100
700
See Deed 328-911

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Dorcas Cox Brown, whose name is signed to the foregoing conveyance, as Guardian for James H. Brown and Donald W. Brown, minors, and who is known to me, and known to me to be such Guardian, acknowledged before me on this day that, being informed of the contents of the conveyance, she as such Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of September, 1980.

Notary Public

STATE OF ALABAMA, SHELBY COUNTY,

CIRCUIT COURT

IN THE MATTER OF THE APPLICATION OF

Dorcas Cox Brown as Guardian of James H. Brown and Donald W. Brown, minors, to confirm a private sale of real estate.

I, Harold E. Walden, Judge of Circuit Court in and for said County and State, do hereby certify that this deed was presented to me by the person making the same. That I am satisfied that the sale under which the said conveyance is made has been duly confirmed by an order of this Court, that this conveyance is properly made, and do hereby endorse upon this conveyance this certificate under the seal of this Court of the confirmation of the sale under which this conveyance is made and of the confirmation of this conveyance as made.

Given under my hand and official seal, this 26 day of September 1980.

Harold E. Walden
JUDGE