

STATE OF ALABAMA)

SHELBY COUNTY)

GUARDIAN'S DEED

(Jointly For Live With Remainder To Survivor)

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS the undersigned William Clarence Woodruff is the duly appointed legal Guardian of Sarah Sinclair, a non compos mentis; and WHEREAS the said Sarah Sinclair is the record title owner of the hereinbelow described real property; and WHEREAS by decree rendered on the 10th day of April, 1981, by the Circuit Court of Shelby County, Equity Division, in case number CV-81-053 (E), the sale of said realty to Donald C. Overton and wife, Susan Overton, for the total purchase price of \$20,000.00 to be paid in cash was in all respects ratified, confirmed and approved;

NOW THEREFORE, in consideration of the premises and of the sum of \$20,000.00 cash in hand paid by the said Donald C. Overton and wife, Susan Overton, in accordance with said decree, the receipt of which is hereby acknowledged, the undersigned Sarah Sinclair, by her guardian, William Clarence Woodruff, acting under the authority and decree of said Court above referred to, and pursuant thereto, does hereby grant, bargain, sell and convey unto the said Donald C. Overton and wife, Susan Overton, (herein referred to as GRANTEEES) 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 28, Township 19 South, Range 1 West, and run North along the West boundary of said Section a distance of 2,221.83 feet to a point on the South right-of-way line of Shelby County Road No. 11; thence run Northeasterly along said right-of-way line a distance of 210 feet; thence turn right and run in a Southerly direction parallel with the West boundary of said Section a distance of 612.0 feet; thence turn right and run in a Westerly direction parallel to the South line of said Section a distance of 210 feet, more or less, to the West boundary line of said Section; thence turn right and run North along the West boundary of said Section to the point of beginning. Containing 3 acres, more or less. Situated in Shelby County, Alabama.

Subject to all easements and restrictions of record and to current year ad valorem taxes which the Grantees herein hereby assume and promise and agree to pay.

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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, Sarah Sinclair, acting by and through the undersigned as her Guardian, has hereunto set her hand and seal, and the undersigned William Clarence Woodruff, as Guardian of the Estate of Sarah Sinclair, a non compos mentis, has hereunto set his hand and seal as such Guardian this 10th day of April, 1981.

Sarah Sinclair
SARAH SINCLAIR, a non compos mentis

BY William Clarence Woodruff
WILLIAM CLARENCE WOODRUFF, her Legal Guardian

William Clarence Woodruff
WILLIAM CLARENCE WOODRUFF as Guardian of the Estate of SARAH SINCLAIR, a non compos mentis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM CLARENCE WOODRUFF, whose name is signed as Guardian of SARAH SINCLAIR, a non compos mentis, 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 and official seal this 10th day of April, 1981.

NOTARY PUBLIC

Walter P. ...
NOTARY PUBLIC

1981 APR 10 AM 11:03

My Commission Expires: 5/12/1984

William A. ...
JUDGE OF PROBATE

Deed 20.00
Fee 3.00
Incl. 1.00
24.00

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