

W. J. Lutz
Eleanor Lutz
To/Deed
Panhandle Oil Co.

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Filed for record the 7th day of Mch.,
1925 at 3 o'clock P. M.
Recorded the 13th day of Mch., 1925.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

IN CONSIDERATION OF NINE HUNDRED DOLLARS (\$900.00) CASH paid on delivery of this deed, we convey and warrant to the PANHANDLE OIL COMPANY, a corporation organized under the laws of the State of Mississippi, the following described lands, situated in the City of Canton, Madison County, Mississippi, namely:

BEGINNING at a point 16 feet due South of the South West Corner of the Lot owned and occupied by Dean Coleman at the date of his death; situated in the City of Canton, Madison County, Mississippi; run thence South 63 degrees and 20 minutes West 101.5 feet to a point, which point is the North East Corner of the 75 foot lot herein conveyed; thence run South 32 Degrees and 35 minutes West 75 feet to a point in the center of the proposed extension of the spur track, which point is 345 feet from the West Margin of the West Line of the West side Walk on Liberty Street, measuring along the center of the Illinois Central Railway and along the center of the spur track and extension thereof as now exists; thence run North 57 degrees and 25 minutes West 75 feet; thence run North 332 degrees and 35 minutes East 75 feet; thence South 57 degrees and 25 minutes East 75 feet to the point of beginning.

IN ADDITION TO THE ABOVE DESCRIBED LAND, WE ALSO CONVEY A RIGHT OF WAY from Liberty Street to the said 75 foot lot above described, and which RIGHT OF WAY is described as follows:

COMMENCING on the West side of North Liberty Street at the margin of the sidewalk at the South East Corner of the property owned and occupied by Dean Coleman at the date of his death; run thence South along the West margin of said side-walk 16 feet; thence run in a Westerly direction parallel with the South margin of said Dean Coleman's property and 16 feet South therefrom 295 feet, more or less, to a point 16 feet South of the South West Corner of the said Dean Coleman's property; thence run South 63 degrees and 20 minutes West 101.5 feet; thence North 57 degrees and 25 minutes West 16 feet; thence North 63 degrees and 20 minutes East 117.5 feet; thence in an Easterly direction to the South West Corner of the said Dean Coleman's property; and run thence along the South margin of the said Dean Coleman's property to the point of beginning.

It is distinctly understood that this above described right of way is to be used by the Grantee herein, and that they shall have no right to allow its use to any other person, EXCEPT such persons as may purchase said 75 foot lot, herein chnveyed, from Grantees.

And it is further distinctly understood that the said RIGHT OF WAY may be used by W. J. LUTZ AND HIS ASSIGNS, who ever they may be.

It is distinctly understood that any extension of said spur track, for the use and benefit of the said Grantees, must be made at the expense of the Grantees.

In the event, the said Grantors desires to convert any part of said RIGHT OF WAY into a Public Thorough-Fare or street, they may do so.

Witness our signatures this the 28th day of February, 1925.

W. J. LUTZ
ELEANOR LUTZ

State of Mississippi)
Madison County)

Personally appeared before me, an acting, qualified Notary Public in and for said County, and State, the within named W. J. LUTZ and wife Eleanor Lutz, husband and wife, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office, this the 6th day of March, 1925.

(SEAL) E. B. Harrell, Mayor of Canton
and Notary Public.
My commission expires Jan 1st, 1927.

(\$1.00 revenue stamp attached & cancelled)

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For and in consideration of one (\$1.00) dollar to me in hand paid and other valuable consideration, the receipt of all of which is hereby acknowledged, we W. J. Lutz and Eleanor Lutz by way of adding to a certain other block of land which was sold by the said W. J. Lutz and Eleanor Lutz to said Panhandle Oil Co., do hereby grant, bargain sell and convey and warrant unto the said Pandle Oil Company the following described lands towit:-

Beginning at the Southwest Corner of that certain lot of land conveyed by W.J.LUTZ and Eleanor Lutz, to the Panhandle Oil Company, go in a Southwesterly direction five (5) feet, thence, in a South Easternly direction ninty seven (97) feet, thence in a North Easterly direction ten (10) feet and thence, in a North westernly direction to the point where said line intersects the above mentioned lot.

To have and to hold the above described land unto the said Panhandle Oil Co., themselves, and their heirs or assigns forever.

Witness my signature on this the 6th day of March, 1925.

W. J. LUTZ
Eleanor Lutz