

State of Mississippi)

Madison County)

Personally appeared before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, the within named Dora Alice Parcell, who acknowledged that she signed and delivered the above and foregoing deed on the day and date therein set out as and for her own act and deed.

Witness my hand this, the 14 day of October, 1922.

T. H. Simpson, M. B. S.

R. C. Dukes,
To/ Deed
G. P. Dukes

Filed for record the 4th day of Jan'y
1923 at 11 o'clock A.M.
Recorded the 6th day of Jan'y., 1923.

State of Miss.
Madison County

D. C. McCool, Chancery Clerk
A. O. Sutherland, Deputy Clk.

For and in consideration of the sum of six hundred dollars to me in hand paid by G. P. Dukes I hereby bargain sell convey warrant and deliver to said G. P. Dukes the following described land towit being and lying in the County of Madison Miss viz

$\frac{E\frac{1}{2}}$ of $NW\frac{1}{4}$ of $NW\frac{1}{4}$ of Sec 27 T 8 R 2 West to have and hold for ever in Testimony whereof witness our signature this 12th day of September 1922

(\$1.00 revenue stamp attached & cancelled)

R. C. Dukes

State of Miss)

Madison County)

This day personally appeared before me A. H. Bradley a Justice of Madison County, Miss., R. C. Dukes, who acknowledged that he signed the instrument of writing as his act and deed.

Witness my signature, 12 day Sept 1922.

A. H. Bradley.

A. P. Durfey
To/Deed & V.L.
P. C. Dowell

Filed for record the 4th day of Jan'y
1923 at 12 o'clock M.
Recorded the 6th day of Jan'y., 1923.

D. C. McCool, Chancery Clerk
A. O. Sutherland, D.C.

In consideration of the sum of Five Hundred Dollars (\$500.00) cash in hand paid to me by P. C. Dowell, the receipt of which is hereby acknowledged, and the further consideration of the notes of the said P. C. Dowell for \$1100.00 as follows:

One note for \$466.00 due December 1st, 1923, and

One note for \$742.00 due December 1st, 1924,

each of said notes bearing interest, after maturity, at the rate of six per cent, per annum, after maturity, and ten per cent attorney's fees if placed in the hands of any attorney for collection after maturity, -

I, A. P. Durfey, hereby bargain, sell, convey and deliver to the said P. C. Dowell, the following described lands, lying and being situated in the county of Madison, and State of Mississippi, towit:-

All lands lying East of the Canton and Sharon road in the following described tract, towit:

Commencing at the S.W. Corner of Section 16, Township 9, Range 3 East, thence North 27 chains, thence South, 48 degrees East, 13 chains, & 38 links, to center of Canton & Sharon road, thence North 44 degrees East along said road 37 chains and 61 links, thence South 45 degrees & 15 minutes East 43 chains & 20 links, thence South 47 degrees West 22 chains, to the South boundary line of said Section, thence West 51 chains & 36 links to the point of beginning, less & excepting from above the parcels of land conveyed by Kate A. Stinson to Madison County, as shown by deed recorded in book UUU on page 255, in the Chancery Clerks office of said county, & less the land sold to the Merrill Timber Company, as shown by deed recorded in book VVV on page 157 in said Clerk's office. This is 16th Section land, & I only convey my interest in the unexpired lease on said lands. The above is intended to describe the same lands conveyed to me by Kate A. Stinson by deed recorded in said county in record book 220 on page 241 thereof, and intending here to convey all of said tract which lies East of said Canton & Sharon road.

A vendor's lien, in the nature of a mortgage, is hereby reserved to secure the payment of the above notes, and it is distinctly understood that the title to said lands is vested in Tip Ray, trustee, for the purpose of enforcing said vendor's lien. In the event of the failure of the maker of said notes to pay either of same at the maturity thereof, then all of said notes shall immediately become due and payable, and the said trustee may advertise said property for sale, as is required by law for the advertisement of lands under deeds of trust; and, may sell said lands, as provided by statute for the sale of land under deeds of trust; and, out of the proceeds of such sale said trustee shall first pay the expenses of said sale, and then the indebtedness represented by above notes, and, any balance remaining shall be paid over to the maker of said notes, or his assigns.

Should the said grantee fail to pay the taxes on said land, when due, during the continuation of any part of above indebtedness, the owner of said notes may pay same, and the same shall be secured by the above lien.

The grantor is to pay the taxes on said lands for the year 1922.

Witness our signatures on this the 2nd day of January, 1923.

A. P. Durfey,
P. C. Dowell

(\$2.00 revenue stamp attached & cancelled)

attest at 1-19-23 Stopped & cancelled 7-1-1923
M.B. Jones Clerk