

State of Mississippi  
Madison County.

Personally appeared before me, J. Paul White, Notary Public within and for Dist. No. One of said County, Isador Hesdorffer and Mrs. Cora Hesdorffer, husband and wife, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for their act and deed.

Given under my hand and official seal, this the 26th day of April A. D. 1922.

(SEAL)

J. Paul White, Notary Public.

My commission expires Nov. 26, 1923.

50¢ revenue stamp attached  
and cancelled.

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Carrie Johnson  
W. R. Johnson  
Samuel W. Phillips  
Alice M. Phillips  
G. B. Ballard,  
Alma E. Ballard  
To/Deed  
W. B. Wiener

Filed for record: the 28th day of April,  
1922 at 5:45 P.M.

Recorded the 29th day of April, 1922.

In consideration of the sum of THIRTY ONE THOUSAND & NO/100 DOLLARS (\$31,000.00) cash in hand paid to us by W.B. Wiener, of Canton, Mississippi, the receipt of which is hereby acknowledged, and other valuable considerations moving to us, not necessary here to state, we, George B. Ballard and Alma E. Ballard, wife, of Madison County, Mississippi, and Carrie Johnson, and W. R. Johnson, husband of Carrie Johnson, and Samuel W. Phillips, Alice M. Phillips, his wife, or Mattoon, Illinois, do hereby convey and warrant unto the said W.B. Wiener the following described real and personal property, lying and being situated in the County of Madison and State of Mississippi, to-wit:-

The East Half of the East half of Section Twenty Two;  
All of the South West Quarter lying West of Bear Creek;  
Section Twenty Three;

Eighteen acres in the South West Corner of the South East Quarter lying West of Bear Creek, Section Twenty Three;

All of Section Twenty Six, except Fifty-Two acres in the North East Corner, lying East of Bear Creek;

The East Half of Section Twenty Seven;

The South West Quarter of Section Twenty Seven, less Three acres in the North West Corner West of the Public Road;

All of the North West Quarter of Section Twenty seven which lies South and East of the Livingston and Canton Road;

All of above lands being in Township Nine, Range Two East;

Less and excepting therefrom the public roads running through same.

We intend by this conveyance to convey the farm known as the Canton Stock Farm, situated just West of Canton, whether properly described above or not.

This conveyance is made subject to an existing indebtedness to Mrs. V. C. Martin for a balance of \$19,000.00, and we do not warrant the title as against this indebtedness.

For the above consideration we also convey and warrant to the said grantee all farming implements, machinery, and tools, of every description and kind, now owned by us in connection with said farm or used by us in the operation of same; the feed, cattle and live stock being excepted from and not conveyed by this conveyance also goods in store.

The said grantee is also to collect all rents, issues and profits arising from said farm for the year 1922 and is to pay the taxes on said lands for the year 1922. The grantors, however, are to have a first lien on the crops raised by each respective tenant or share-cropper to secure them in all money, tools, supplies or advances of any kind made by them to such tenant or share cropper for the making of the 1922 crops.

Possession of said farm is to be given or or about June 1st, 1922, but grantors are to be allowed to graze and feed their cattle and live stock on any lands not to be put into cultivation or meadow this year for a reasonable length of time thereafter, if desired.

We further intend to convey the gin, seed house, and all gin machinery,