

Edna Lillian McKay
To/Quit Claim Deed
O. T. Farrell

✓ ✓ ✓
Filed for record the 23rd day of
Jan., 1924 at 4:30 P.M.
Recorded the 24th day of Jan., 1924.

W.B.Jones, Chancery Clerk

Whereas, I did on the 20th day of April, 1923, convey by general warranty deed the following described lot, situated in the City of Canton, Madison County, Mississippi, namely:

Beginning at the North East Corner of the present Lot owned by Mrs A.Y.Jones, on the West side of South Union Street, run North along the West side of said Union Street 65 feet, thence West 200 feet, thence South 65 feet, thence East 200 feet to the point of beginning. Beging a strip of land fronting 65 feet, and being 200 feet deep, off of the South side of Lot 26 on the West side of South Union Street in the City of Canton, according to George & Dunlap's present map of the City of Canton; and.

In which Deed a Vendor's lien was reserved; and
Whereas, the two (2) notes mentioned in said deed have been paid;

Now this instrument witnesseth:

That I, Edna Lillian McKay, do hereby convey and quit-claim to the said O.T. Farrell the above described property.

Witness my signature this the 22nd day of January, 1924.

State of Mississippi)
Madison County)

Edna Lillian McKay
J. W. McKay

Personally appeared before me, D.T.Farrell, an acting qualified Justice of the Peace, in and for said county and state, District No. 1, the within named Edna Lillian McKay, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office, this the 23 day of January, 1924.

D. T. Farrell, Justice of the Peace.

B.C.Irwin
John C. Pride
Lovie Price
By, W. H. POWELL, TRUSTEE
To/Trustee's Deed
F.J.ROEMER

Whereas, on the 9th day of December, 1922, John C. Pride and Lovie Price, Husband and wife, & B. C. Irwin, executed to me, W.H.Powell, Trustee, a certain deed of trust, which is recorded in Book B.O., at page 195, in the Chancery Clerk's office of Madison, Mississippi; And,

Whereas, the indebtedness secured thereby was, on the 13th, day of December, 1923, past due and unpaid; and,

Whereas, I have been requested by the proper authority, to execute and enforce said Trust by a sale of the property hereinafter described; And,

Whereas, I did write or have printed two written notices that I to execute and enforce said trust, would, on the 7th day of January, 1924, between the Hours of Eleven A.M. and Four P.M. o'clock, before the South door of the Court House in the City of Canton, Mississippi, sell, at public auction, to the highest bidder, for cash, the property hereinafter described; And,

Whereas, I did post one of said notices at the South door of the Court House in Canton, Mississippi, which is a convenient public place in said County, on the 13th day of December, 1923, and did have published in the Madison County Herald, a Newspaper published in said County, the other notice in the Issues of December 14th., 21st., 28th., 1923, and January 4th., 1924; And,

Whereas, on this, the 7th day of January, 1924, at 11:15 o'clock A.M., I did offer the property hereinafter described for sale, at public outcry, to the highest bidder for cash in the manner and form provided by Law and said Deed of trust and notice, offering same first in tracts of less than 160 acres, and then as a whole, when one, F. J. Roemer appeared and bid therefor the sum of \$18,502.27, which was the highest bid for cash, and which bid was higher than the aggregate of the bids offered for same when offered in tracts of less than 160 acres, and said property was knocked off to said F.J.Roemer, and he declared to be the purchaser thereof; And,

Whereas, the said F.J.Roemer has paid to me the amount of said Bid, the receipt of which is hereby acknowledged; And,

Whereas, I have fully complied with the law, said deed of trust, and notice, both precedent and subsequent to said sale, and said amount has been duly credited upon the indebtedness secured by said Deed of trust, after first deducting the expenses and attorney's fees incident thereto; Now,

Therefore, in consideration of the premises and the payment to me of said purchase money by the purchaser thereof, I, W.H.Powell, Trustee, as aforesaid, do, hereby, convey and warrant specially unto the said F.J.Roemer all of the right, title, claim, and interest and demand of the said John C. Pride and Love Price & B.C.Irwin, of in, and to the following described property lying and being situated in Madison County, Mississippi, towit:-

Lot Number "8" of the Federal Live Stock Farm, as shown by Plat of said Subdivision of Record in the Chancery Clerk's office of Madison County, Mississippi;

Subject to deed of trust, for \$9,500.00, to the Federal Land Bank of New Orleans, Louisiana.

Witness my signature and seal this, the 7th day of January, 1924.

W.H.Powell, Trustee

(\$19.00 revenue stamp attached and cancelled)