

✓ ✓ ✓

Nealy Thurman
Odie Long
Te/Bi-Partite Deed
Odie Long,
Nealy Thurman

Filed for record the 29th day of
July, 1925 at 3 o'clock P.M.
Recorded the 30th day of July, 1925.
W.B. Jones, Chancery Clerk
A.O. Sutherland, D.C.

Whereas Mary Thurman, mother of Nealy Thurman and Maggie Thurman Rogers, died intestate and left as her only heirs at law said two children; and whereas she left, at her death, among other property, the following described two acres of land, to her said two children undivided; and whereas Maggie Thurman Roberts, one of said two children has since died intestate leaving as her only heir at law her son Odie Long, and it now appearing that said Nealy Thurman and Odie Long own, as tenants in common, the following described two acres of land;

2 acres in E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14, Township 9, Range 2 East. and,

Whereas said Nealy Thurman and Odie Long are desirous of partaking said land and conveyed to each other one acre each; now
Therefore in consideration of the premises and for the purpose of properly dividing said land to each other, the said Odie Long does hereby bargain, convey and quit-claim to said Nealy Thurman all of his right, title, and interest, in and to the following described land;

The South one acre of the 2 acres in E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14, T. 9, R. 2, E., being the same 2 acres with house thereon that Nealy Thurman has occupied for more than 25 years;

and the said Nealy Thurman for her part does hereby bargain, convey and quit-claim to said Odie Long the following described land;

The North one acre of the 2 acres in E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14, T. 9, R. 2, East, all of said land, lying and being situated in the County of Madison, State of Mississippi.

It is distinctly understood that Nealy Thurman shall have the crops on said land for the year 1925 and in return therefor she hereby waives any and all claims that she may have against Odie Long for the payment of taxes heretofore on said land.

Witness the signatures of said parties this the 29th day of July, A.D. 1925.

Witness F.S. Dunning
Annie G. Dunning

his
Odie x Long
mark
Nealy her Thurman
x
mark

State of Mississippi)
County of Madison)

Personally appeared before me, the undersigned authority duly qualified to take and certify acknowledgements in and for the aforesaid county and state, Nealy Thurman and Odie Long, who acknowledged that they signed and delivered the foregoing instrument of writing, as and for their act and deed and for the purposes therein expressed.

Given under my hand and seal of office on this the 29th day of July, A.D. 1925.

(SEAL)

Robert H. Powell,
Com. Ex. 9/1/25

✓ ✓ ✓

Josephine Meek
To/Deed
Sam G. Loeb

Filed for record the 28th day of
July, 1925 at 3 o'clock P.M.
Recorded the 30th day of July, 1925.
W. B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

In consideration of Three Thousand Dollars (\$3000.00), due and payable as follows: Twenty-five Dollars (25.00) cash, heretofore paid to Josephine Meek; and Nine Hundred and Seventy-Five Dollars (\$975.00), cash, paid on delivery of this instrument to Josephine Meek by S.G. Loeb; and
Two Thousand Dollars (\$2000.00) to be paid on the First Day of October, 1925, as evidenced by the said S.G. Loeb's one promissory note of even date herewith,
I, Josephine Meek, do hereby convey and warrant to the said S.G. Loeb the following described property, situated in the City of Canton, Madison County, Mississippi, namely:

Lot No. 8 Square No. 8, according to the Original Plat of the City of Canton, and Lot No. 21 on the South side of East Center Street, according to George & Dunlap's present map of the City of Canton; said Lot fronting 100 feet on the South side of East Center Street and running back between parallel lines 200 feet; and being the same property conveyed me by J.F. Meek by his deed dated the 2nd day of October, 1916, by his deed recorded in Record Book of Deeds of said County No. W W W page 159; reference being here made thereto as a part of this description.

In addition to the payment of the said Three Thousand Dollars (\$3000.00) above set out, the said S. G. Loeb agrees to assume and pay as the same becomes due the balance due the City of Canton, Madison County, Mississippi, for sidewalks and pavement, NOT TO EXCEED THREE HUNDRED DOLLARS (\$300.00).

The Grantee, S.G. Loeb, agrees to pay five-twelfths (5/12) of the taxes assessed against said land for the year 1925, and the said Grantor, Josephine Meek, agrees to pay seven-twelfths (7/12) of the taxes assessed against said land for the year 1925; settlement to be made on the first of October, 1925.

It is distinctly understood that the said Josephine Meek will pay out of the balance of the purchase money note, which is due on the first day of October, 1925, or have the same deducted from the face value of the note at that time, the amount due the Canton Exchange Bank, and the seven-twelfths (7/12) of the estimated taxes due against said property for the year 1925, and any amount due for paving and sidewalks in excess of THREE HUNDRED DOLLARS (\$300.00).

It is distinctly understood that possession of said property will be given to the said S. G. Loeb on the 1st day of August, 1925, and he is to collect the rents from that day; and it is further understood that in the event the said Grantor is unable to deliver complete possession of said property on the 1st day of August, 1925, that she may occupy one-half (1/2) of the said residence for the month of August, 1925, and shall pay Twenty Dollars (\$20.00) for the same.

The vendor, here, was not in office, but the deed was recorded by the clerk of the court, and the deed is valid.