

F. H. Parker, Josephine D. Ray,
Mary E. Lutz, Sallie E. Frazer
J. E. Frazer & W. J. Lutz
To/Warranty Deed
Louisiana Oil Corporation

Filed for record the 1st day of Oct
1924 at 1:30 P.M.
Recorded the 1st day of Oct., 1924.

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

In consideration of the sum of Seventeen Thousand Dollars (\$17,000.00), cash in hand paid to us by the Louisiana Oil Corporation, a corporation, incorporated under the laws of the State of Delaware, the receipt of which is hereby acknowledged, we, F.H.Parker, Josephine D. Ray (also known as Mrs J.D.Ray.), Mary E. Lutz (also known as Mary Lutz), Sallie E. Frazer, and J.E.Frazer & W.J.Lutz hereby convey and warrant unto the said Louisiana Oil Corporation, a corporation, incorporated under the laws of the State of Delaware, the following described property, lying and being situated in the city of Canton, County of Madison State of Mississippi, To-wit:

Lot Number 20 on the West side of North Liberty Street, being 100 feet by 200 feet, less the lot sold White, which lot sold White is described as 100 feet off of the West end of 65 feet off of the North end of said Lot 20, according to the Map of said City prepared by George and Dunlap:

Also, - a strip of land in said City, lying just West of North Liberty Street, and just North of the Right of way of the Railroad Track running from the Main Line of the Illinois Central Railroad Company to the Pearl River Valley Lumber Company as follows:- Beginning at a point at the intersection of said Railroad with said Spur Track which now runs out on the Lutz property, and run thence West along said Right of way of said railroad to a point 9 feet West of the West end of the South Gasoline Tank now owned by Grants, and run thence North to a point 15 feet South of said Spur Track, thence Northeasterly to said Spur Track, and thence Southeasterly along said Spur Track to the point of beginning:

Also, - a Right of way, described as follows- Beginning at a point East of and adjacent to the said Tank now on the property last above described, and run South to the property now known as the "Fair Ground Property" thence due East, over the property of W.J.Lutz and Eleanor Lutz, adjacent to said Fair Ground property, to Liberty Street, Said right of way being only 8 feet wide, and only the interest in same is conveyed as was conveyed to us by deed from W.J. and Eleanor Lutz:

Also- All of the buildings and improvements situated on the above described property, or owned in connection with said Filling Station Business now conducted by us, including Tanks, Pumps, and other Filling Station Equipment.

This conveyance is made subject to all the conditions and limitations set out in the deed from W.J.Lutz and Eleanor Lutz to us in so far as the property on which the wholesale tanks are now situated.

W.J.Lutz joins in this conveyance, to, hereby, transfer, assign, and deliver to above Grantee the contract between him and the I. C. R. Railroad Company, dated the 2nd day of Nov., 1923.

Grantors are to pay the taxes on above described property for three-fourths of the year 1924, and Grantees for one-fourth of the year 1924.

It is distinctly understood that the consideration for W.J.Lutz signing this deed is as follows:-

That the Grantee ~~is~~ agrees to promptly, within a reasonable time, make a new contract with the Illinois Central Railroad Company, for said Spur Track herein conveyed, and to protect the said Lutz from any and all responsibility whatever on account of the use of said Spur Track during the time required for obtaining a new contract with said Railroad, as herein provided for, and to hold the said W.J.Lutz harmless against any and all losses and damages that may accrue because of the use of said track by Grantee under the present contract.

That the said W.J.Lutz or his assigns, shall have the right and privilege of using said Track, and to have cars spotted for loading and unloading anywhere on said Spur Track, except in front of Grantee's property, while Grantee is using that part of said Spur herein referred to. The said W.J.Lutz and his assigns, shall also have the right to use that part of the Spur in front of Grantee's property when not being used by the Grantee.

That at any time the said W.J.Lutz, or his assigns, may desire, he may connect with the end of said Spur Track for the purpose of making further extension thereto.

If for any reason the Grantee herein fails to comply with the above provisions of this deed with regard to said Spur track, as above set out, then the title to said Spur Track shall revert to W.J.Lutz.

Witness our signatures this, the 26th day of September, 1924.

(\$13.50 revenue stamp attached & cancelled)

F. H. Parker, Sallie E. Frazer, . .
J. E. Frazer, W.J.Lutz, . .
Mary E. Lutz, Josephine D. Ray . .

State of Mississippi)
Madison County :
District Number One :)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District County and State, personally appeared the within named F.H.Parker, Josephine D. Ray, Sallie E. Frazer, J.E.Frazer, W.J. Lutz and Mary E. Lutz, who, each, acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein written, and as and for their act and deed.

Given under my hand and official seal this the 29th day of September, 1924.

(SEAL)

R. E. Spivey, Jr., Notary Public.