

State of Mississippi)

County of Madison)

Personally appeared before me, the undersigned officer, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, the within named H.D. McPhail and Katie McPhail, 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 5th day of November, A.D. 1927.

(SEAL)

L. B. Andrews, Notary Public

Hal M. Ward
Aline Ward
To/W.D.
J. T. Alexander
Lillie Alexander

Filed for record the 20th day of July
July, 1928 at 3:45 o'clock P.M.
Recorded the 23rd day of July, 1928.

W. B. Jones, Chancery Clerk
Cammie Parker, D.C.

For and in consideration of the sum of One Hundred Dollars, cash in hand paid, receipt of which is hereby acknowledged, and for the further consideration of the sum of Five Hundred Dollars, evidenced by note of even date herewith, due and payable on October 1st, 1928, and for the further consideration of the assumption by the grantees herein of that certain note of \$400.00 described in the deed from H. D. McPhail and wife to Hal M. Ward, and secured by the vendor's lien retained in said deed, we, HAL M. WARD AND ALINE WARD, Husband & wife, hereby CONVEY AND WARRANT FOREVER, unto the said J. T. ALEXANDER AND LILLIE ALEXANDER, the following described tract or parcel of land, lying and being situated in the County of Madison, State of Mississippi, to wit:-

A strip of land seventy yards in width off of the entire East side of that certain tract of land conveyed by P. C. Dowell and Pearl Dowell to H. D. McPhail by their deed dated March 6, 1926 and recorded in book 5 page 584 of the land deed records of Madison County, Mississippi, reference to which is here made as a part hereof. Said strip shall extend the entire depth of the tract of land aforesaid. Less and except, however, the tract of land heretofore conveyed by P. C. Dowell to C. D. Wallace in the Northwest corner of the seventy yard strip here conveyed. The entire tract here conveyed containing ten acres, more or less. We intend to convey and do convey the tract of land conveyed to Hal M. Ward by H. D. McPhail and wife by deed dated November 5, 1927. The warranty herein extends only to the unexpired leasehold estate in said lands.

A vendor's lien is reserved to secure the purchase money note aforesaid. Possession to be given Oct. 1, 1928.

Witness our signatures this the 20th day of July, A.D. 1928.

Witness: L.G. Spivey

his
Hal M. x Ward
mark
Aline Ward

State of Mississippi)

County of Madison)

Personally appeared before me, the undersigned officer, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, the within named Hal M. Ward and Aline Ward, 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 20th day of July, A.D. 1928.

(SEAL)

R. H. Shackelford Notary Public

Marita A. Walsingham, Carroll Adams,
Bessie A. Quick, Charles R. Adams, Jr.,
Miriam Adams, Ella Adams and
C.R. Adams.
To/W.D. & V.L.
Dr. John B. Howell

Filed for record the 13th day of
July, 1928 at 10:50 o'clock A.M.
Recorded the 23rd day of July, 1928.

W. B. Jones, Chancery Clerk

In consideration of the sum of \$250.00, Two Hundred & Fifty and No/100 Dollars, cash in hand paid us by Dr. John B. Howell the receipt of which is hereby acknowledged, and of the further sum of \$654.00, Six Hundred & Fifty-four & No/100 Dollars, due us by him as is evidenced by his two promissory notes of even date herewith, due and payable to our order, as follows, viz:-

One note for \$336.00 due One year after date.

One note for \$318.00 due two years after date.

Each of said notes bearing interest after its respective maturity at the rate of six per centum annum, and 15 per cent. attorney's fees if placed in the hands of a lawyer for collection after maturity, we, do hereby convey and warrant unto the said Dr. John B. Howell, forever, the following described real estate, lying and being situated in City of Canton, Madison County, State of Mississippi, to wit:-

Lot 13 in Fulton's Addition to the City of Canton, Mississippi, on the North side of West Peace Street, West of the I.C.R.R., according to the map of said City prepared by George & Dunlap. A map of said Fulton's Addition is recorded in Book R.R., on page 623 in the Chancery Clerk's office for said County.

The above property is not now and has never been any part of our homestead property.

All of us are over the age of 21 years, except Miriam Adams and Ella Adams and they are empowered to execute this deed the same as if they were 21 years of age by decree of the Chancery Court of Lauderdale County, Miss., the case of Miriam Adams et al vs C. R. Adams; a certified copy of said decree being duly of record in the Chancery