

R. E. Spivey, Jr -Substituted Trustee
J. H. & Bettie Shivers
To TRUSTEE'S DEED
Madison County

Filed for record the 4th day of
June, 1924 at 12:15 P.M.
Recorded the 9th day of June, 1924

W. B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

Whereas, on the 1st day of January, 1920, J.H. Shivers and Bettie Shivers executed to J. Paul White, Trustee, their deed of trust to secure an indebtedness, therein described, to Madison County, Mississippi; said Deed of Trust being of Record in the Chancery Clerk's Office of Madison County, Mississippi, in Record Book B.L., at page 36; and,

Whereas, The said J. Paul White, Trustee, has refused to act as said Trustee, and I have been appointed Substituted Trustee by the holder and owner of the Note and indebtedness secured by said Deed of Trust; said Appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.V., at page 78; and,

Whereas, The said Substitution of R.E. Spivey, Jr., as Substituted Trustee in the place and stead of J. Paul White was actually spread upon the records of Madison County, Mississippi, before the first publication of the Notice of the sale under said deed of trust; And,

Whereas, the Holder of the said Notes and Deed of Trust has requested me to execute said trust by a sale of the property therein described; And,

Whereas, I did advertise the sale of the land described in said Deed of Trust by Posting a Notice of said sale at the South Door of the Court House in the City of Canton, Mississippi, on the 7th day of May, 1924; which Notice remained so posted until taken down by me on the day and hour of said sale; And,

Whereas, I did, also, advertise said sale by having a copy of said Notice published in the Madison County Herald, a newspaper published in Madison County, Mississippi, and having a general circulation in Madison County, Mississippi, in the Issues of May 9th, 16th, 23rd, and 30th, 1924; Said Notice so posted, and proof of publication thereof being hereto attached as Exhibits "A" and "B" to this Deed, and are made a part hereof, And,

Whereas, I did advertise said sale as required by law and the terms of said deed of trust, and did fully comply with all the requirements of Law relative to the sale of lands under deeds of trust; and

Whereas, I did offer said lands for sale, at the South door of the Court House, in Canton, Mississippi, at 2:15 o'clock P.M., on the 2nd day of June, 1924, the day of the date of said sale, to the highest bidder for cash, at public outcry, when Madison County, Mississippi appeared and bid therefor the sum of \$1,136.27; the said lands having been first offered in subdivisions of 160 acres each, and then as a whole; which bid being the highest and best bid offered, and being higher than the aggregate of all the bids on the subdivisions of 160 acres I did knock the same off to and sell the same to the said Madison County, Mississippi; which lands are in Madison County, Mississippi, and described as follows:

20 acres off South end of E $\frac{1}{2}$ of the SE $\frac{1}{4}$ East of old Railroad, Section 20, Township 12, Range 5 East; and SW $\frac{1}{4}$, less 5 acres in the North-east Corner, Section 21, Township 12, Range 5 East, and containing 175 acres, more or less:

Therefore, in consideration of the premises, and the payment to me of the said sum of \$1,136.27, the receipt of which is hereby acknowledged, and which amount has been duly credited upon the Notes of the said J.H. Shivers and Bettie Shivers, after first deducting the expenses of said sale, I, R. E. Spivey, Jr., Substituted Trustee hereby, convey and warrant SPECIALLY unto the said Madison County, Mississippi the following described lands, lying and being situated in the County of Madison, State of Mississippi, to wit:-

20 acres off South end of E $\frac{1}{2}$ of the SE $\frac{1}{4}$ East of old Railroad, Section 20, Township 12, Range 5 East; and, SW $\frac{1}{4}$, less 5 acres in the North-east Corner, Section 21, Township 12, Range 5 East; and containing 175 acres, more or less.

Witness my signature this, the 2nd day of June, 1924.

Madison Co. Miss

R. E. Spivey, Jr., Substituted Trustee.

State of Mississippi)

Madison County)

Before me, the undersigned Authority, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, personally appeared the within named R. E. SPIVEY, JR., substituted trustee, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed as said substituted trustee.

(SEAL)

(\$1.50 revenue stamp attached & cancelled)

W. B. Jones, Chancery Clerk, Madison County, Mississippi.

A. O. Sutherland, D. C.

Whereas on the 1st day of January, 1920, J.H. Shivers and Bettie Shivers executed to J. to J. Paul White, Trustee, their deed of trust to secure an indebtedness therein described; said deed of trust being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.L., at page 36; and,

Whereas the said J. Paul White, Trustee, has refused to act as said trustee, and I have been appointed substituted trustee by the holder and owner of the note and the indebtedness secured by said deed of trust; said appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.V., at page 78; and,

Whereas I have been requested by the proper authority to execute said trust by a sale of the property conveyed in said deed of trust securing said indebtedness; the same being past due and unpaid; now,

Therefore, I, R.E. Spivey, Jr., Substituted trustee, to execute and enforce the same, will, on Monday, the 2nd day of June 1924, between the hours of 11:00 A.M. and 4:00 p.m. o'clock at the south door of the court house, in Canton, Mississippi, offer for sale and sell to the highest bidder, for cash, the following described property lying and being situated in the County of Madison, State of Mississippi, to wit:-

20 acres off E $\frac{1}{2}$ of SE $\frac{1}{4}$ east of old railroad, Section 20, Township 12, Range 5 East; and SW $\frac{1}{4}$ less 5 acres in the N.E. Corner Section 21, Township 12, Range 5 East, containing 175 acres more or less.

Witness my signature this the 7th day of May, 1924.

R.R. Spivey, Jr., Substituted Trustee.