

W. J. Lutz
To/W. D.
Mary L. Robertson
M. I. Robertson

Filed for record the 24th day of Dec.,
1926 at 3:30 o'clock P.M.
Recorded the 27th day of Dec., 1926.

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

In consideration of Love and Affection, I, W. J. Lutz, hereby convey and warrant unto Mary L. Robertson and M. I. Robertson, the following described property, lying and being situated in the City of Canton, County of Madison, and State of Mississippi, towit:-

Beginning at a point on the West side of North Liberty St., 200 feet South of the point where Fry Street intersects North Liberty St., and run thence South along the West side of North Liberty St., 60 feet, thence Westerly 150 feet, parallel with Fry St., thence Northerly 40 feet, parallel with North Liberty St., thence Easterly parallel with Fry St., to the point of beginning.

The Grantor is to pay for the taxes for the year 1926, but any other assessments, which may be due and become due against said property to the City of Canton, shall be paid by the Grantees herein.

Witness my signature this the 23rd day of December, 1926.

W. J. Lutz

State of Mississippi)
County of Madison)

Personally appeared before me, R.E. Spivey, Jr., a Notary Public in and for said County and State, the within named, W.J. Lutz, who acknowledged to me that he signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal, this the 24th day of December, 1926.

(SEAL)

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

P. C. Dowell
Pearl Dowell
To/W.D.
H. D. McPhail

Filed for record the 23rd day of Dec.,
1926 at 3:15 o'clock P.M.
Recorded the 27th day of Dec., 1926.

W.B. Jones, Chancery Clerk

For and in consideration of the sum of One Hundred Dollars (\$100.00) cash in hand paid me, the receipt whereof is hereby acknowledged, and the further consideration of Twenty-four Hundred Dollars (\$2400.00) to be paid by the grantee herein to me on or before November 15th, 1926, I, P. C. Dowell, do hereby convey and warrant to H. D. McPhail, the following described land lying and being situate in the County of Madison, state of Mississippi, towit:-

A tract of land in Section 16, Township 9, Range 3 East, described as beginning at a point where the Canton and Sharon Gravel Road intersects the Pearl River Valley Railroad Right of way, and run thence North 45 degrees 35 minutes East along the Eastern margin of said Canton and Sharon Gravel Road 26.44 chains, thence South 46 degrees 15 minutes East along the Southwestern boundary line of the C.D. Wallace place 26.64 chains, thence South 47 degrees West about 2.84 chains to the South Section Line of Section 16, and thence due West to the Railroad Right of Way of the Pearl River Valley Lumber Company, and thence along the Northern boundary line of said Railroad right of way to the point of beginning, LESS AND EXCEPTING HEREOF the strip of land containing about one-quarter of an acre sold by grantor herein to C.D. Wallace, which strip of land is described as follows:

Beginning at the Southwest corner of the C.D. Wallace 10 acre tract on the East margin of the Canton and Sharon Gravel Road and run thence in a Southwesterly direction along the East margin of said Canton and Sharon Gravel Road 35 yards, thence South 46 degrees 15 minutes East 70 yards, thence North 45 degrees 35 minutes East 35 yards, thence North 46 degrees 15 minutes West 70 yards to the point of beginning; all of the lands intended to be conveyed by this deed containing 35-3/4 acres, more or less, and being all of the lands owned at this time, in Section 16, T. 9, R. 3, E., by P.C. Dowell.

It is distinctly understood between the parties hereto that this deed is to be held in escrow by the Cashier of the Leake County Bank at Carthage, Miss., pending the payment of the above mentioned balance of \$2400.00, which payment, if promptly made, shall vest in the grantee title to the above described land, BUT should said payment of \$2400.00 be not made then the cash payment of \$100.00 of above mentioned shall be forfeited to the grantor herein as liquidated damages.

It is also understood by the parties hereto that the above described land has been rented, for the year 1926, to G. Bridges for the rental price of 1/3 of all the corn and 1/4 of all the cotton raised on said premises for said year of 1926 and should the grantee herein fail to pay said balance of \$2400.00 then said rent shall be paid to P.C. Dowell.

Grantee shall pay the taxes on said land for the year 1926.

Grantor's wife, Pearl Dowell, joins in this conveyance.

Witness our signatures this the 6 day of March, A.D. 1926.

P. C. Dowell,
Pearl Dowell

State of Mississippi)
County of Madison : ss
City of Canton)

Personally appeared before me, the undersigned authority in and for the aforesaid city, county and state, duly qualified to take and certify acknowledgements,