

BOOK 10-2500

Land BOOK 294 PAGE 183 M.M. BOOK 38 PAGE 192

IN THE CHANCERY COURT OF COAHOMA COUNTY, MISSISSIPPI.

IN THE MATTER OF THE

ESTATE OF MAURICE SEBULSKY, DECEASED

NO. 12,071

MRS. KATE G. SEBULSKY, EXECUTRIX

DECREE CLOSING ESTATE, DISCHARGING EXECUTRIX

AND OTHER RELIEF

This day this cause came on to be heard and considered upon the Petition of Mrs. Kate G. Sebulsky, the duly appointed and acting Executrix of the Estate of Maurice Sebulsky, deceased, seeking authority to close said Estate, and other relief, and after considering the same and being advised in the premises, the Court finds:

I.

That the said Maurice Sebulsky departed this life on October 28, 1958, leaving a Last Will and Testament fully filed for probate on November 20, 1958, admitted to probate on December 2, 1958, and recorded in Will Book 6 at page 487, Records of Coahoma County, Mississippi, which said Order admitting the Will to probate also appointed Petitioner Executrix of said Estate without the necessity of Bond or Accounting.

II.

The Court finds further that notice to creditors was published in the Clarksdale Press Register, a newspaper having a general circulation in Coahoma County, Mississippi, for three consecutive times on December 5th, 12th and 19th, 1958, and that the Statutory six months notice to creditors has now elapsed.

The Court is advised that all claims filed against said Estate herein within such period have been paid; that all Federal and State Estate and Gift Tax Returns, as prepared by Ellis & Hirsberg, Certified Public Auditors of Clarksdale, Mississippi, have been filed and payment submitted for such taxes, and that there are no further outstanding debts or obligations of the Estate.

III.

The Court finds that according to the terms and provisions of the Last Will and Testament of Maurice Sebulsky, the Testator left all his property, real and personal, to the Petitioner, Mrs. Kate G. Sebulsky, with the exception of a \$2,000.00 bequest to Miss Leona Sebulsky, a Testamentary Trust established by said Will, and a further exception and direction that the petitioner should select from the Estate assets, property in the value of \$40,000.00 to be held and owned by Petitioner for life, with remainder thereafter to Natalie S. Ross, daughter of the deceased, and the Petitioner.

The Court finds that the Testamentary Trust has been properly established with the Coahoma County Bank & Trust Company of Clarksdale, Mississippi, a conformed copy of the Trust Agreement having been presented to the Court; the original having heretofore been filed in this cause.

The Court finds further that in accordance with said Will the Petitioner has selected real and personal property from the Estate in the value of \$40,000.00 as evidenced by an Agreement as to Property Selection, a conformed copy of which has been presented to the Court and is attached to this Decree as a part hereof. The Court approves said Agreement and finds that it is in accordance with the Last Will and Testament of the deceased, and that the title to the property therein described is vested in the Petitioner.

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Mrs. Kate G. Sebulsky, and Natalie S. Ross, in the manner therein set forth.

The Court further is of the opinion that in order for the record title to said property to be established, that a Certified copy of the Court's Decree, with the said Agreement attached, should be filed for record and abstracted in the Land Records of each County wherein such property might be located.

IV.

The Court finds further that the Testator bequeathed the sum of \$2,000.00 to his sister, Miss Leona Sebulsky, which sum should now be paid by Petitioner.

V.

The Court finds further that Natalie S. Ross, who with Petitioner, constitute the sole heirs at law and devisees of the deceased, joined in the Petition considered, indicating her approval and ratification of all the acts of the Petitioner as Executrix of the Estate.

VI.

The Court is of the opinion therefore that all matters pertaining to the proper administration of the Estate have been carried out and that the Estate should be closed and the Petitioner discharged from further responsibility herein.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. That all of the acts of the Executrix should be and are hereby approved and that she should be discharged from such duties and the Estate closed upon:

A. Payment to Miss Leona Sebulsky of \$2,000.00, representing a bequest from the said Maurice Sebulsky.

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B. Payment of all Court costs herein.

2. That the said Mrs. Kate G. Sebulsky is sole owner of all properties, real and personal, of the Estate of Maurice Sebulsky, with the exception of a life estate, with remainder to Natalie S. Ross, in and to those properties selected and set forth in the said Agreement as to Property Selection, a conformed copy of which is attached hereto as a part hereof, and further excepting the ~~foresaid~~ Trust Agreement, and the \$2,000.00 bequest to Miss Leona Sebulsky.

3. That Certified copy of this Decree, with a conformed copy of said Agreement attached, should be and is hereby ordered to be filed for record and abstracted in the Land Records of each County wherein real property belonging to the respective parties named herein is situated.

SO ORDERED, ADJUDGED AND DECREED this 16th day of February, 1960.

R. Jackson
CHANCELLOR.

Record	4.20	FILED FOR RECORD	Feb 17	1960	AT	3458
C+T	.50	RECORDED	February 18	1960		
Abstr.	3.00					
	<u>7.70</u>					

T. F. LOCAM, JR., CHANCERY CLERK
BY Melvin Hooper D. C.

BOOK 30 PAGE 1

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AGREEMENT AS TO PROPERTY SELECTION

THIS INSTRUMENT is entered into this day by and between MRS. KATE G. SEBULSKY, widow of Maurice Sebulsky, and NATALIE S. ROSS, daughter of Maurice Sebulsky, pursuant to the terms and conditions of the Last Will and Testament of the said Maurice Sebulsky, now probated and on file in the office of the Chancery Clerk of Coahoma County, Mississippi, and in the office of the Probate Clerk of Drew County, Arkansas, at Monticello, Arkansas, WITNESSETH:

THAT WHEREAS, the said Maurice Sebulsky directed in his Last Will and Testament that Mrs. Kate Sebulsky should receive all of his Estate, real and personal, subject to a trust as outlined in said Will, a \$2,000.00 bequest to his sister, Miss Leona Sebulsky, and a further exception and direction that properties in the value of \$40,000.00, in the selection of Mrs. Kate G. Sebulsky, should go to her for life, with remainder thereafter to Mrs. Natalie S. Ross in fee simple, absolute.

NOW, THEREFORE, IN ACCORDANCE with the said Last Will and Testament of Maurice Sebulsky, the undersigned Mrs. Kate G. Sebulsky does hereby select for a life estate the following described real property from the Estate of Maurice Sebulsky:

- 1. An undivided one-half (1/2) interest in Lot 18 and the North seven (7) feet of Lot 17, in Block "X" to the original town of Clarksdale, Coahoma County, Mississippi, valued at \$20,000.00
- 2. An undivided one-half (1/2) interest in and to Lots 2 and 3 in Block 60 of Ashton Land Company's Addition and Subdivision No. 9 to the City of Clarksdale, Coahoma County, Mississippi, valued at 6,250.00
- 3. 22.73% of an undivided one-half interest in and to Lots 2, 3 and the South one-half of Lot 1, in Block 4, of the Rogers Addition to the City of Clarksdale, Coahoma County, Mississippi, valued at 1,250.00

4. An undivided one-fourth ($\frac{1}{4}$) interest in and to the West One-half ($\frac{1}{2}$) of Lots 16, 17 and 18, Block "O", to the original Town of Clarksdale, Coahoma County, Mississippi, valued at 8,000.00

5. The capital stock belonging to the said Maurice Sebulsky in the Clarksdale Style Shoppe, a Mississippi Corporation of Clarksdale, Mississippi, being 25 shares at a par value of \$100.00 each, valued at 4,500.00

TOTAL VALUE \$40,000.00

It is understood that the balance of the property of the said Maurice Sebulsky was bequeathed to Mrs. Kate G. Sebulsky in fee simple, absolute, and for the purpose of clarity, the remaining real property is described as follows:

1. The South Two-thirds ($\frac{2}{3}$) of the North One-half ($\frac{1}{2}$) of Lot 306N in the Town of Water Valley, Yalobusha County, Mississippi.

2. A part of Lots 1 and 2 in Block 22 in the City of Monticello, Drew County, Arkansas, as described by metes and bounds in a Deed of record in Deed Book 113 at page 241, Records of Drew County, Arkansas.

3. An undivided one-eighth ($\frac{1}{8}$) interest in Lot 15, Jones Addition to the Town of Flora, Madison County, Mississippi.

4. An undivided one-eighth ($\frac{1}{8}$) interest in and to the Northwest Quarter of the Southwest Quarter of Section Three (3), Township 9, Range 7, Issaquena County, Mississippi.

5. An undivided one-eighth ($\frac{1}{8}$) interest in Lot 9, Block 11, and Lots 10 through 14 and Lot 22 in Block 17, Galloway Addition, New Augusta, Perry County, Mississippi.

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6. An undivided one-half (½) interest in Lots 10 through 15, inclusive, in Block 3, and Lot 20, less the South five (5) feet of Block 1, Barnes Subdivision to the City of Clarksdale, Coahoma County, Mississippi.

7. An undivided one-half (½) interest in and to Lot Four, Block Four, Anderson Addition to the City of Clarksdale, Coahoma County, Mississippi.

8. An undivided 1/768th interest in and to all gas or oil drilled or recovered on a certain 130 acres of land, under an Assignment of an Oil and Gas Lease dated April 13, 1948, recorded in Book 514 at page 641, of the Land Records of Onson County, Arkansas.

9. 77.27% of an undivided one-half (½) interest in and to Lots 2 and 3, and the South One-half (½) of Lot 1, in Block 4 of the Rogers Addition to the City of Clarksdale, Coahoma County, Mississippi.

Natalie S. Ross joins in the execution of this instrument with Mrs. Kate G. Schulsky, indicating her approval and consent of the selection herein made, waiving any objections thereto and acknowledging that such selection is in accordance with the terms and provisions of the Last Will and Testament of Maurice Schulsky, deceased, and with the further understanding and agreement that the property hereinabove selected for a life estate by Mrs. Kate G. Schulsky is so owned by her for life, with remainder thereafter to the undersigned Natalie S. Ross, and that the balance of the real property of the Estate of Maurice Schulsky, also herein described, belongs to Mrs. Kate G. Schulsky in fee simple, absolute.

WITNESSED THE SIGNATURES of the parties hereto this the 11th day of February, 1960.

Mrs. Kate G. Schulsky

Natalie S. Ross

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STATE OF MISSISSIPPI

COUNTY OF COAHOMA

This day personally appeared before the undersigned Notary Public in and for said County and State the within and above named MRS. KATE G. SEBULSKY, widow of Maurice Sebulsky, and NATALIE S. ROSS, who acknowledged that they signed and delivered the foregoing instrument in duplicate on the day and year therein mentioned.

WITNESS my hand and seal Notarial this the 11th day of February, 1960.

W. A. Sims
NOTARY PUBLIC.

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 5 day of March, 1960, at 11 o'clock A. M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 500 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.
W. A. SIMS, Clerk
By Hazel E. West, D. C.

COUNTY OF COAHOMA

I, T. F. Logan, Jr., Clerk of the Chancery Court in and for said county and State hereby certify that the foregoing contains a whole, true and correct copy of Decree & Agreement in Case No. 12071 in the Estate of Maurice Sebulsky, deceased as the same appears on file in the Chancery Court, Page 38, 1960, in the City of Water Valley, Miss.
Witness my hand and official seal of office, this 18 day of February, A. D. 1960.

T. F. Logan, Jr.

Melamed Jovagal

STATE OF MISSISSIPPI } 2nd Judicial
County of Yalobusha } District
I, GERALD HARRIS, Clerk of the Chancery Court of said County, do hereby certify that the within instrument was filed for record in my office on the 23 day of February, 1960, at 11 o'clock A. M. and the same, together with the acknowledgment, is now duly recorded in Book 76, Page 500 of Records in my office.
Given under my hand and official seal of office in the City of Water Valley this the 24th day of February, 1960.
Gerald Harris
By _____, D. C.

TO 509

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS... Mount Delus, Mississippi... west half of the southwest quarter of section eleven... containing seventy-nine acres and eighty-four hundredths of an acre.

IN WITNESS WHEREOF... Franklin D. Roosevelt... This patent is granted as and for a patent intended to have been granted and issued on December 1, 1830...

IN WITNESS WHEREOF, I, Franklin D. Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed... By the President: [Signature] Secretary: [Signature]

RECORD OF PATENTS Patent Number 1102882

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. AUG. 25, 1959

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office.

[Signature] Certifying Officer

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of March, 1960, at 8:00 o'clock A.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 509 in my office.

Witness my hand and seal of office, this the 9 of March, 1960. W. A. SIMS, Clerk By Hazel E. West, D. C.



The United States of America

To all to whom these presents shall come, Greeting:

UNITED STATES OF AMERICA

RESIDENT OF THE UNITED STATES OF AMERICA

In testimony whereof, I, C. Lee Green, have signed

Commissioner of the General Land Office

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. AUG 25, 1959

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office

[Signature] Certifying Officer

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of March, 1960, at 8:00 o'clock A.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 510 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

W. A. SIMS, Clerk By Hazel E. West

D. C.

BOOK 76 511

NO. 2000

Director

The United States of America

To all to whom these presents shall come, Greeting:

FILED

1960

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. AUG 25, 1959

I hereby certify that this photograph is a true copy
of the patent record, which is in my custody in this
office

Certifying Officer

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed
for record in my office this 8 day of March, 1960, at 8:00 o'clock A. M.,
and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 511
in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

W. A. SIMS, Clerk

By Hazel E. West, D. C.

REGISTER

The United States of America,

To all to whom these presents shall come, Greeting:

KNOW ALL MEN BY THESE PRESENTS, That the UNITED STATES OF AMERICA,

PRESIDENT OF THE UNITED STATES OF AMERICA

In testimony whereof, I have hereunto set my hand and the seal of the said Office, at Washington, this 25th day of August, 1959.

Commissioner of the General Land Office

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. AUG 25, 1959

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office

Commissioner

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of March, 1960, at 8:00 o'clock A.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 512 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

By Hazel E. West, W. A. SIMS, Clerk, D. C.

Whereas

The United States of America.

To all to whom these presents shall come, Greeting:

NOT KNOWING THE

UNITED STATES OF AMERICA,

[Faint, mostly illegible text, likely a certificate or official statement]

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. AUG 25, 1960

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office

[Signature]
C. E. West

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of March, 1960, at 8:00 o'clock A.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 513 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

W. A. SIMS, Clerk

By Hazel E. West, D. C.

For a valuable consideration cash in hand paid to us, the receipt of which is hereby acknowledged, we, Lena M. Divine, Marie M. Lord, Lottie M. Edwards, Ruth M. Parkhill, Carolyn M. Pilcher, L. L. Molony, Charles R. Herron, Jr., Carol Herron Bryant, M. M. Wohner as Trustee of the Estate of Annie C. Hossley and Lena M. Divine as Trustee of the Estate of Annie C. Hossley, do hereby convey and warrant unto M. M. Wohner, John R. Wohner and Katie W. Smith the following described property lying and being situated in Madison County, Mississippi, to-wit:



All of our interest in and to: All of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and also 20.0 acres off the east side of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and also 10.0 acres on the north end of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and also 5.0 acres in the northeast corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, and also 23.8 acres being a strip of 6.25 chains evenly off the west side of E $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 3, and also the W $\frac{1}{2}$ of NE $\frac{1}{4}$, and also 35.0 acres off the east side of NW $\frac{1}{4}$, and also the east one-half of 30.0 acres off the north end of the E $\frac{1}{2}$ of SW $\frac{1}{4}$, and also a parcel of 25.0 acres described as being a strip of 6.25 chains evenly off the west side of the E $\frac{1}{2}$ of NE $\frac{1}{4}$, and also a parcel of 2.55 acres described as beginning at the southwest corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ and run thence east for 6.25 chains to the point of beginning of tract being described, thence running east for 4.25 chains, thence running north for 6.0 chains, thence running west for 4.25 chains, thence running south for 6.0 chains to the point of beginning, and also 30.0 acres off the north end of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ less and except a tract described as containing 6.65 acres and beginning at the northeast corner of E $\frac{1}{2}$ of SE $\frac{1}{4}$ and run thence west for 9.50 chains, thence running south for 7.0 chains, thence running east for 9.50 chains, thence running north for 7.0 chains to the point of beginning, also 30 acres off north end of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ less 4 acres owned by the Vinson Estate, all in Section 10, and also a tract of land described as containing in all 14.40 acres and described as beginning at a point that is 13.0 chains north of southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and from said point of beginning run thence south for 24.0 chains to approximate center of Public Road, thence running in an northeasterly direction along said road for 7.37 chains, thence running north for 20.79 chains, thence running west for 6.50 chains to the point of beginning, and all being in Section 11, and containing in all in the entire tract 322.90 acres, more or less, in Township 10 North, Range 3 East, Madison County, Mississippi.

Less and except from the above described land all of the oil, gas and other minerals.

This is one of three deeds of even date made between the Herron, Wohner and Molony families on this date to effect a partition of the "big place" between them. The ownership of the oil, gas and other minerals in the "big place" will not be

changed by the execution of said three deeds.

The grantees agree to pay the 1960 ad valorem taxes on the above described land.

Witness our signatures, this the 4th day of February, 1960.

Lena M. Divine
Lena M. Divine

Marie M. Lord
Marie M. Lord

Lottie M. Edwards
Lottie M. Edwards

Ruth M. Parkhill
Ruth M. Parkhill

Carolyn M. Pilcher
Carolyn M. Pilcher

L. L. Molony
L. L. Molony

Charles R. Herron, Jr.
Charles R. Herron, Jr.

Carol Herron Bryant
Carol Herron Bryant

M. M. Wohner
Trustee

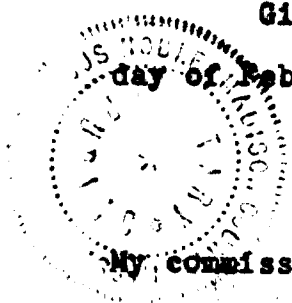
Lena M. Divine
Trustee

State of Mississippi

Madison County

Personally appeared before me, the undersigned authority in and for said County and State, the within named Lena M. Divine, Marie M. Lord, Lottie M. Edwards, Ruth M. Parkhill, L. L. Molony, M. M. Wohner, trustee, and Lena M. Divine, trustee, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as and for their act and deed.

Given under my hand and seal of office, this the 29 day of February, 1960.



J. D. Doherty
Notary Public

My commission expires:

10 July 1960

State of Texas BOOK 76 PAGE 516
County of Tarrant
City of Arlington

Personally appeared before me, the undersigned authority in and for said City, County and State, the within named Carolyn M. Pilcher who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as and for her act and deed.

Given under my hand and seal of office, this the 6th day of Feb, 1960.

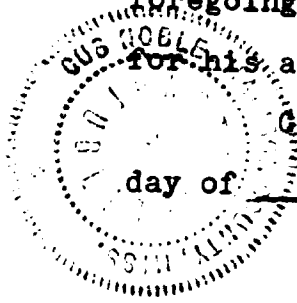
Robert E. Harker
Notary Public

My commission expires:

State of Miss.
County of Madison
City of Carters

Personally appeared before me, the undersigned authority in and for said City, County and State, the within named Charles R. Herron, Jr. who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated as and for his act and deed.

Given under my hand and seal of office, this the 1 day of Feb, 1960.



Robert E. Harker
Notary Public

My commission expires:

10/15/1961

State of Miss.
County of Madison
City of Carters

Personally appeared before me, the undersigned authority in and for said City, County and State, the within named Carol

Herron Bryant who acknowledged that she signed and delivered the foregoing instrument on the day and year therein stated as and for her act and deed.

Given under my hand and seal of office, this the 29 day of Feb, 1960.

[Signature]
Notary Public

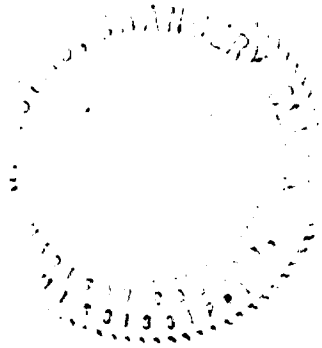
My commission expires: 10 July 1960

STATE OF MISSISSIPPI, County of Madison:

I W. A. Sims, Clerk of the Chancery Court of said County, certify that the within Instrument was filed for record in my office this 8 day of March, 1960, at 10:30 o'clock A.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 514 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

W. A. SIMS, Clerk
By Hayel E. West, D. C.



WARRANTY DEED

NO. ~~4526~~

NO. 1620

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, C. L. Lewis, a widower, do hereby convey and warrant unto H. C. Roberts, D. R. Yandell, C. H. Heywood and H. A. Jones the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:

A tract of land containing 40.00 acres, more or less, in the E 1/2 NW 1/4 and W 1/2 NE 1/4 of Section 11, Township 7 North, Range 2 East, and being more particularly described as follows, to-wit: Beginning at a point that is 0.93 chains south of the northwest corner of said E 1/2 NW 1/4, and from said point of beginning run thence south along the west line of said E 1/2 NW 1/4 for 19.86 chains to a concrete stake, thence running north 89 degrees 12 minutes east for 20 chains to a concrete stake on the western margin of the public road, thence running north 1 degree 04 minutes east along the western margin of said public road for 19.86 chains to a concrete stake, thence running south 89 degrees 12 minutes west for 20.38 chains to a concrete stake and the point of beginning; and containing in all 40.00 acres, more or less, in the E 1/2 NW 1/4 and W 1/2 NE 1/4 of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi.

This conveyance is made subject to an outstanding undivided one-half interest in all of the oil, gas and other minerals in, to and under the above described property as was reserved by Willie T. Gaughf by deed dated July 3, 1942 and recorded in book 23 at page 202.

Grantees shall pay the taxes for the year 1960.

Witness my signature this the 8th day of March, 1960.

C. L. Lewis
C. L. Lewis

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said County and State, the within named C. L. Lewis, a widower, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as and for his act and deed.

Given under my hand and seal of office this the 8th day of March, 1960.

My Commission expires:

1-8-64

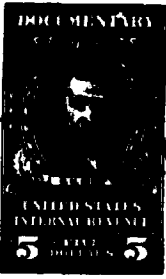
Joe R. Sanchez, Jr.
Notary Public

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of March, 1960, at 2:30 o'clock P.M., and was duly recorded on the 9 day of March, 1960, Book No. 76 on Page 518 in my office.

Witness my hand and seal of office, this the 9 of March, 1960.

W. A. SIMS, Clerk
By Hazel E. West, D. C.



27 16 15

In consideration of Ten and no/100 (\$10.00) dollars and other valuable consideration paid by Sam P. Mc Rae to us, L. W. S. the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said McRae of the indebtedness due by us to The Federal Land Bank of New Orleans and secured by a deed of trust on the following described property we, L. W. Simpson and Morris C. Simpson, do hereby convey and warrant unto the said Sam P. Mc Rae, the following described property lying and being situated in Madison County, Mississippi, to-wit:

East half of southeast quarter, section 30, all southwest quarter and west half of southeast quarter, less a strip of 4.0 chains evenly off east side of same, and southwest quarter of northeast quarter, less a strip of 4.0 chains evenly off east side of same, section 29; also all northeast quarter, and all the northeast quarter of southeast quarter lying north of road containing approximately 32.5 acres, and all west half of southeast quarter lying north of road containing approximately 46.0 acres, and all east half of southwest quarter lying north of road containing approximately 56.5 acres being in section 32, less and except 4.0 acres, more or less, being the church and cemetery lot, all containing 622.0 acres, more or less, being 256.0 acres in section 29, 20.0 acres in section 30, 295.0 acres in section 32, all being in township 9 north, range 2 east. Less and except 3.9 acres sold by L. W. Simpson and Morris C. Simpson to the State Highway Commission by warranty deed dated October 2, 1950, recorded in Deed Book 41 on page 366. Subject to a drainage easement conveyed by L. W. Simpson and Morris C. Simpson to the Mississippi State Highway Commission on October 2, 1950 and recorded in Deed Book 41 on page 332.

This conveyance is subject to the following mineral reservations and exceptions:

In SE¹ of SW¹ north of road, section 32, township 9 north, range 2 east:

- (A) One-half (1/2) of the oil rights were reserved by the Federal Live Stock Company in their deed dated March 24, 1920 to A. I. Durfey which deed is recorded in book Y.Y.Y. on page 504.
- (B) One-fourth (1/4) of the oil, gas and other minerals were reserved by A. I. Durfey et. al. in their deed dated March 11, 1941 to Morris C. Simpson which deed is recorded in book 39 on page 450.
- (C) One-eighth (1/8) of the oil, gas and other minerals are hereby reserved by the grantors from this conveyance.

In all of the land here conveyed except SE¹ of SW¹ north of the road said section 32:

- (A) One-half (1/2) of the oil, gas and other minerals were reserved by A. I. Durfey et. al. in their deed dated March 11, 1941 to Morris C. Simpson which deed is recorded in Book 39 on page 450.
- (B) One-fourth (1/4) of the oil, gas and other minerals are hereby reserved by the grantors from this conveyance.

The grantee agrees to pay the 1960 ad valorem taxes on the above described property.

It is agreed and understood that the grantors may retain possession for a period of thirty (30) days from this date, but by the end of said thirty (30) days possession must be delivered to the grantee.

Witness our signatures, this the 8 day of March, 1960.



L. W. Simpson
L. W. Simpson

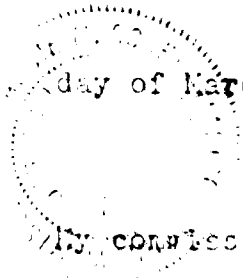
Morris C. Simpson
Morris C. Simpson

MADISON COUNTY

State of Mississippi
Madison County



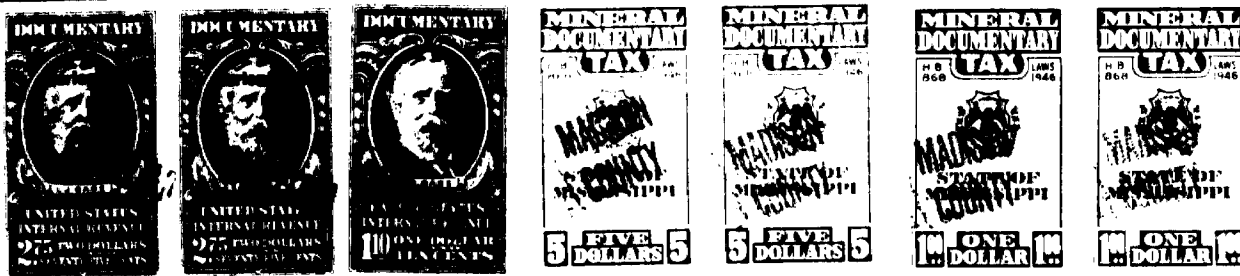
Personally appeared before me, the undersigned authority in and for said County and State, the within named L. W. Simpson and wife, Morris C. Simpson, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as and for their act and deed.



Given under my hand and seal of office, this the ___ day of March, 1960.

Notary Public

My commission expires:



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within Instrument was filed in my office this 8 day of March, 1960, at 3:20 P. M., and was duly recorded on the 16 day of March, 1960, Book No. 76 on Page 520 in my office.

Witness my hand and seal of office, this the 16 of March, 1960

W. A. SIMS, Clerk

By *Mrs. R. R. Boyd*



WHEREAS, Curtis Boyd is the owner of that real estate situated in the City of Canton, Madison County, Mississippi, described as:

The North Half (1/2) of that real estate situated in the City of Canton, Madison County, Mississippi, described as: Beginning at the northeast corner of a lot of land which was occupied in the year 1876 by Mary Butler, on the south side of West Fulton Street west of the railroad, and run thence east along the south margin of said street 106.8 feet to a stake, thence south 400 feet to Academy Street extended, thence west along the north margin of said Academy Street extended 106.8 feet to a stake, thence north 400 feet to the point of beginning, which said land when described with reference to the map of said city as prepared by George & Dunlap in 1898 are Lots 30 and 31 on the south side of West Fulton Street west of the Illinois Central Railroad.

And WHEREAS, it is the desire of the parties hereto that the title to said property be vested in CURTIS BOYD and LILLIAN BOYD as joint tenants with the right of survivorship:

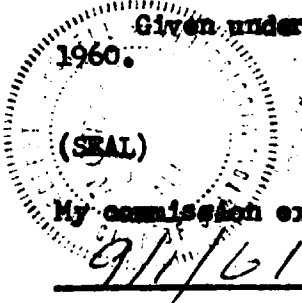
NOW THEREFORE, in consideration of the mutual love and affection which the parties hereto have for each other, we, CURTIS BOYD and LILLIAN BOYD, husband and wife, do hereby convey and quitclaim unto each other the above described real estate so as to vest title thereto in the said Curtis Boyd and Lillian Boyd, as joint tenants with the right of survivorship, and not as tenants in common.

WITNESS our signatures this 8th day of March, 1960.

Curtis Boyd
Curtis Boyd
Lillian Boyd
Lillian Boyd

STATE OF MISSISSIPPI
MADISON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named CURTIS BOYD and LILLIAN BOYD, husband and wife, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their act and deed.



Given under my hand and official seal this 8th day of March, 1960.

W. A. Sims
Notary Public

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office, this 8th day of March, 1960, at 4:10 o'clock P.M., and was duly recorded on the 9th day of March, 1960, Book No. 76 on Page 521 in my office.

Witness my hand and seal of office, this the 9th day of March, 1960.

W. A. SIMS, Clerk
By *Hazel E. West*, D. C.

No 1640

Know All Men By These Presents:

That E. G. Jeffreys

for and in consideration of the price and sum of

Ten and No/100

(\$ 10.00) Dollars and other valuable considerations, cash in hand paid by

Catherine O. Wohner

has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey, unto the said Catherine O. Wohner

the mineral royalty interest hereinafter set out affecting and relating to the following described lands in

T-9-N, R-1-W County of Madison, State of Mississippi,

to-wit:

N $\frac{1}{2}$ of Section 14, SE $\frac{1}{4}$ and SW $\frac{1}{4}$ less 27 $\frac{1}{2}$ acres off the west side of said SW $\frac{1}{4}$, 7 $\frac{1}{2}$ acres in the southeast portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11, described as beginning at the southeast corner of said W $\frac{1}{2}$ NW $\frac{1}{4}$, and run thence west 15 chains, thence north 5 chains, thence east 15 chains, thence south 5 chains to the point of beginning, and the E $\frac{1}{2}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 11, and lots numbered 6 and 7 (E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 2, and a tract of land in Lot No. 3 of Section 2, described as beginning at the northwest corner of Lot 7, being the northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 2, and run thence east to the northeast corner of said Lot 7, thence run north along the east line of Lot 3, to Big Black River to a point due north of the point of beginning, thence south to the point of beginning; all in Township 9 North, Range 1 West, and estimated to contain 978.25 acres, more or less.



The royalty interests and rights herein sold, transferred and conveyed are:

300/97,825 of 1/8

of the whole of any oil, gas or other minerals, except sulphur, on and to be produced from said lands; delivery of said royalties to be made to the purchaser herein in the same manner as is provided for the delivery of royalties by any present or future mineral lease affecting said lands.

Proportionate part of

cents per long ton for all sulphur produced from said lands, payments therefor to be made monthly for sulphur marketed.

This sale and transfer is made and accepted subject to an oil, gas and mineral lease now affecting said lands, but the royalties hereinabove described shall be delivered and/or paid to the purchaser out of and deducted from the royalties reserved to the lessor in said lease. This sale and transfer, however, is not limited to royalties accruing under the lease presently affecting said lands, but the rights herein granted are and shall remain a charge and burden on the land herein described and binding on any future owners or lessees of said lands and, in the event of the termination of the present lease, the said royalties shall be delivered and/or paid out of the whole of any oil, gas or other minerals produced from said lands by the owner, lessee or anyone else operating thereon.

The grantor herein reserved the right to grant future leases affecting said lands so long as there shall be included therein, for the benefit of the grantee herein, the royalty rights herein conveyed; and the grantor further reserves the right to collect and retain all bonuses and rentals paid for or in connection with any future lease or accruing under the same now outstanding.

TO HAVE AND TO HOLD said royalty rights unto the said purchaser, forever; and the said grantor hereby agrees to warrant and forever defend said rights unto the said purchaser against any person whomsoever lawfully claiming or to claim the same by, of and through said grantor.

WITNESS the signature of grantor, this the 29th day of February, 1960.

WITNESSES:

E. G. Jeffreys



MISSISSIPPI, }
COUNTY. }

Personally appeared before me, the undersigned Notary public in and for said County, in said State, the within named E. G. Jeffreys
who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.
Given under my hand, this the 29th day of February, 1960
My Commission Expires June 27, 1962
Carol E. Hester Notary Public.

STATE OF MISSISSIPPI, }
COUNTY. }

Personally appeared before me, the undersigned officer in and for said County, in said State, the within named.....
.....one of the subscribing witnesses to
(here insert name of subscribing witness)
the foregoing instrument of writing, who, being first by me duly sworn, upon his oath deposed and saith that he saw the
within named..... whose name..... subscribed thereto, sign and
deliver the same to the said.....
that he, this deponent, subscribed his name as a witness thereto in the presence of the said.....
and; that he saw the other subscribing witness sign his name
(here insert name of other subscribing witness)
in the presence of said.....; and that the subscribing
witnesses signed in the presence of each other, on the day and in the year therein mentioned.

(Signature of subscribing witness)

Sworn to and subscribed before me this..... day of....., 19.....

Notary Public.

ROYALTY CONVEYANCE

FROM

TO

Date....., 19.....

Section..... Township..... Range.....

No. of Acres.....

County of....., State of.....

Term.....

STATE OF Miss.

County of Madison

This instrument was filed for record on the 9

day of March, 1960

at 9:45 o'clock A.M. and duly recorded

in book 76 page 523, of the

records of this office.

Carol E. Hester Notary Public

By Ray E. West Deputy Clerk

1.00 Min B Dellino Washner

5.40

NO. 1611

Know All Men By These Presents:

That E. G. JEFFREYS, P. O. Box 1634, Jackson, Mississippi

for and in consideration of the price and sum of

Ten and 00/100

(\$ 10.00) Dollars and other valuable considerations, cash in hand paid by

COLLINS WOHLNER, Canton, Mississippi

, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey, unto the said COLLINS WOHLNER

the mineral royalty interest hereinafter set out affecting and relating to the following described lands in

T-9-N, R-1-W County of Madison, State of Mississippi,

to-wit:

ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST

Section 13: SW 1/4

Section 14: SE 1/4



The royalty interests and rights herein sold, transferred and conveyed are:

(a) 1/64th of 1/8th of the whole of any oil, gas or other minerals, except sulphur, on and under and to be produced from said lands; delivery of said royalties to be made to the purchaser herein in the same manner as is provided for the delivery of royalties by any present or future mineral lease affecting said lands.

(b) The Proportionate part of cents per long ton for all sulphur produced from said lands, payments therefor to be made monthly for sulphur marketed.

This sale and transfer is made and accepted subject to an oil, gas and mineral lease now affecting said lands, but the royalties hereinabove described shall be delivered and/or paid to the purchaser out of and deducted from the royalties reserved to the lessor in said lease. This sale and transfer, however, is not limited to royalties accruing under the lease presently affecting said lands, but the rights herein granted are and shall remain a charge and burden on the land herein described and binding on any future owners or lessees of said lands and, in the event of the termination of the present lease, the said royalties shall be delivered and/or paid out of the whole of any oil, gas or other minerals produced from said lands by the owner, lessee or anyone else operating thereon.

The grantor herein reserved the right to grant future leases affecting said lands so long as there shall be included therein, for the benefit of the grantee herein, the royalty rights herein conveyed; and the grantor further reserves the right to collect and retain all bonuses and rentals paid for or in connection with any future lease or accruing under the lease now outstanding.

TO HAVE AND TO HOLD said royalty rights unto the said purchaser, forever; and the said grantor hereby agrees to warrant and forever defend said rights unto the said purchaser against any person whomsoever lawfully claiming or to claim the same, by, through or under said grantor

WITNESS the signature of grantor, this the 20th day of October, 1959

WITNESSES:

E. G. Jeffreys



STATE OF MISSISSIPPI, COUNTY. }
I appeared before me, the undersigned Notary public in and for said County, in said State, the within named
E. G. Jeffreys
who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.
Given under my hand, this the 20th day of October, 1959
Case / Brambley
Notary Public.

STATE OF MISSISSIPPI, COUNTY. }
Personally appeared before me, the undersigned officer in and for said County, in said State, the within named.....
.....one of the subscribing witnesses to
(here insert name of subscribing witness)
the foregoing instrument of writing, who, being first by me duly sworn, upon his oath deposed and saith that he saw the
within named.....whose name.....subscribed thereto, sign and
deliver the same to the said.....
that he, this deponent, subscribed his name as a witness thereto in the presence of the said.....
and.....; that he saw the other subscribing witness sign his name
(here insert name of other subscribing witness)
in the presence of said.....; and that the subscribing
witnesses signed in the presence of each other, on the day and in the year therein mentioned.

(Signature of subscribing witness)
Sworn to and subscribed before me this.....day of....., 19.....
Notary Public.

ROYALTY CONVEYANCE
FROM
TO
Date....., 19.....
Section..... Township..... Range.....
No. of Acres.....
County of....., State of.....
Term.....
STATE OF Miss
County of Madison

This instrument was filed for record on the 9
day of November, 1960
at 4:45 o'clock A.M. and duly recorded
in book 76, page 524
of the records of this office.
W. C. Lane
Chancery Clerk.
By E. G. West
Deputy Clerk.
JAMES BIRD, JACKSON, MISS.
11-9-60 Collins W. W. W. W.

QUIT CLAIM DEED.

For and in the consideration of the love and affection I have for my husband, Tom Evans, I Mary Cross Evans do hereby convey and quit claim unto Tom Evans and undivided one half interest in and to the following described land, lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot Thirty (30) of Block "A" when described with reference to map or plat of Carroll Smith Addition to the City of Canton, Madison County, Mississippi, now on file in the Chancery Clerk's office of Madison County, Mississippi. Reference to said plat being here made in aid of and as a part of this description.

The above land was deeded to me in the name of Mary Cross.

Witness my signature this the 10th day of March, 1960.

Mary Cross Evans

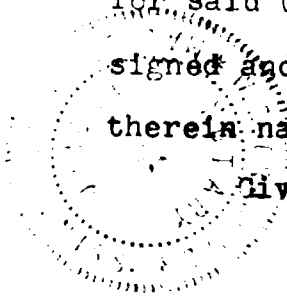
State of Mississippi:

Madison County.

Personally appeared before me the undersigned authority in and for said County and State, Mary Cross Evans, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein named.

Given under my hand and official seal this the 10th day of March, 1960.

W. D. Crumpler
Notary Public.



STATE OF MISSISSIPPI
MADISON COUNTY
I, W. A. SIMS, Clerk of the
Chancery Court of said County
certify that the within instrument
of writing, was filed for record in
my office this 10 day of
March 1960
at 11:35 o'clock A.M., and
was duly recorded the 11
day of March 1960 on
page 526 Book No. 76 on
in my office. Witness my hand
and Seal of office this 11
day of March 1960.
W. A. Sims Clerk's
By Lloyd E. Wood D.S.C.

TELEPHONE RIGHT OF WAY EASEMENT

This contract and agreement made and entered into this 9th day of March, 1960, by and between the CANTON AND CARTHAGE RAILROAD COMPANY, INCORPORATED, Party of the First Part, hereinafter called the Railroad Company and the Southern Bell Telephone and Telegraph Company, a Corporation of and as existing under and by virtue of the laws of the State of New York, with its principal place of business at Atlanta, Georgia, hereinafter called the Telephone Company.

W I T N E S S E T H:

That for and in consideration of the payment by the Telephone Company to the Railroad Company the sum of Three Thousand Five Hundred and Twenty Dollars (\$3,520.00), the receipt and sufficiency of which sum is hereby acknowledged, the said Railroad Company does hereby grant, sell, setover, assign, warrant, continue and extend unto the said Telephone Company an Easement running over, across, under and along the right of way of the said Railroad Company as said right of way now runs and previously ran, for the purpose of operating and maintaining the Telephone Company toll lines as said lines now run over, across, under and along the right of way of said Railroad Company, with this said Easement being confirmed however, to the following boundaries and running over, under, along and across the following lands as hereinafter indicated, to-wit:

Beginning where the said Canton and Carthage Railroad Company, Incorporated right of way formerly intersected the East right of way line of the Illinois Central Railroad Company as the said right of way lines now run, which said point of intersection includes approximately 16,900 feet of right of way formerly owned by the said Canton and Carthage Railroad Company and conveyed to the Illinois Central Railroad Company by Warranty Deed dated September 30, 1959, but which said Warranty Deed is made subject to all Easements executed by the said Canton and Carthage Railroad Company, Incorporated, prior to the execution of said Deed, and

which said point of intersection is in the City of Canton, Madison County, Mississippi, and run thence in an Easterly direction over, on, across, under, and along the right of way of said Railroad Company, all of which is more fully and more definitely shown by a map of a portion of Madison County, showing the location of the Canton and Carthage Railroad Right of Way, and of the poles used and maintained by the Telephone Company, which is attached to this Easement, marked Exhibit "A" and made a part hereof fully and completely, to the point where the Canton and Carthage Railroad Company right of way intersects that certain public road known and being known as the Beach Bluff Road, and which point of intersection is also in the approximate center of the Southeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 4 East, Madison County, Mississippi;

AND ALSO:

Beginning where the center of Mississippi State Highway 13 intersects the right of way of said Canton and Carthage Railroad Company, in Section 25, Township 10 North, Range 6 East in Leake County, Mississippi, and run thence along the said Railroad right of way to the point where the present Telephone Company line now terminates on said Railroad right of way, with this second segment of the Easement herein conveyed also running in an Easterly direction along the right of ways in between the boundaries aforesaid and terminating in the City or Town of Carthage, in that part of the City located in Township 10 North of Range 7 East, Leake County, Mississippi, the exact location of which Easement and right of way of the said Canton and Carthage Railroad Company is more definitely and specifically shown by a portion of a map of Leake County which is attached hereto marked Exhibit "B" and made a part of this instrument fully and completely.

All of said Telephone Company right of way Easement being a strip thirty (30) feet wide and running in a West-East direction over, along, under and across the said Canton and Carthage Railroad right of way terminating at the respective points hereinabove indicated.

THIS SAID TELEPHONE RIGHT OF WAY EASEMENT HEREBY CONVEYED BEING A CONTINUATION, EXTENSION AND CONFIRMATION OF A PRIOR, SIMILAR INSTRUMENT EXECUTED BY AND BETWEEN THE ABOVE NAMED PARTIES HERETO, REFERENCE TO WHICH PRIOR EXISTENCE OF SAID INSTRUMENT IS MADE IN THAT CERTAIN WARRANTY DEED DATED SEPTEMBER 30th, 1959, EXECUTED BY THE SAID CANTON AND CARTHAGE RAILROAD COMPANY, INCORPORATED, TO AND IN FAVOR OF THE ILLINOIS CENTRAL RAILROAD COMPANY, WHICH SAID WARRANTY DEED IS RECORDED IN DEED BOOK 75 AT PAGES 264 _____ IN THE COUNTY OF MADISON, STATE OF MISSISSIPPI; THE LANDS IN SAID WARRANTY DEED COVERING AND INCLUDING APPROXIMATELY SIXTEEN THOUSAND NINE HUNDRED FEET (16,900) OF SAID CANTON AND CARTHAGE RAILROAD COMPANY RIGHT OF WAY AS THEREIN DESCRIBED,

AND WHICH SAID SIXTEEN THOUSAND NINE HUNDRED FEET (16,900) OF FORMER CANTON AND CARTHAGE RAILROAD RIGHT OF WAY ARE INCLUDED IN AND SUBJECT TO THE TERMS OF THIS SAID EASEMENT.

That the said Telephone Company hereby assumes any and all liability of any and every kind which may arise or occur from any damage, injury or other liability which may result from or be caused by the maintenance of said Telephone lines over and along the right of way hereinabove described.

The time of this contract and Easement shall begin upon the date hereof and shall terminate after six consecutive calendar months from the time of abandonment of said right of way Easement by the Telephone Company, with the time of such abandonment by the Telephone Company being at said Company's sole discretion, and such abandonment by said Telephone Company to be conclusive evidence of its relinquishment of all rights to said Easement granted hereunder.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto in duplicate this the 21st day of March 1960.

CANTON AND CARTHAGE RAILROAD COMPANY
PARTY OF THE FIRST PART

BY: [Signature]

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PARTY OF THE SECOND PART

BY: [Signature]



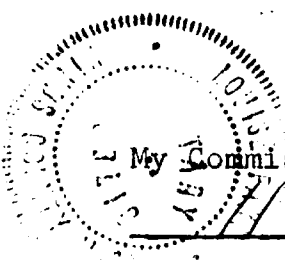
STATE OF MISSISSIPPI

COUNTY OF *Hinds*

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, ALBERT S. JOHNSTON, JR., President of the aforesaid CANTON AND CARTHAGE RAILROAD COMPANY, INCORPORATED, who is personally known to me and known to be such President of said Corporation, and the same person whose name is subscribed to the above instrument as such President; and, being by me duly sworn, did say that he was, on the date of the execution of the said instrument, President of the said Corporation, that the seal affixed to said instrument is the Corporate Seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its stockholders; and he acknowledged that he, being informed of the contents of the conveyance, as such President signed, sealed, and delivered the said instrument by signing the name of the Corporation by himself as President as his own free and voluntary act as said President and as the free and voluntary act and deed of the said Corporation, for the uses and purposes therein set forth.

I further certify that the seal of said Corporation, as affixed to said instrument, was attested and proven before me by G. KEMP as Secretary of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE On this *9th* day of *March*, A. D., 1960.

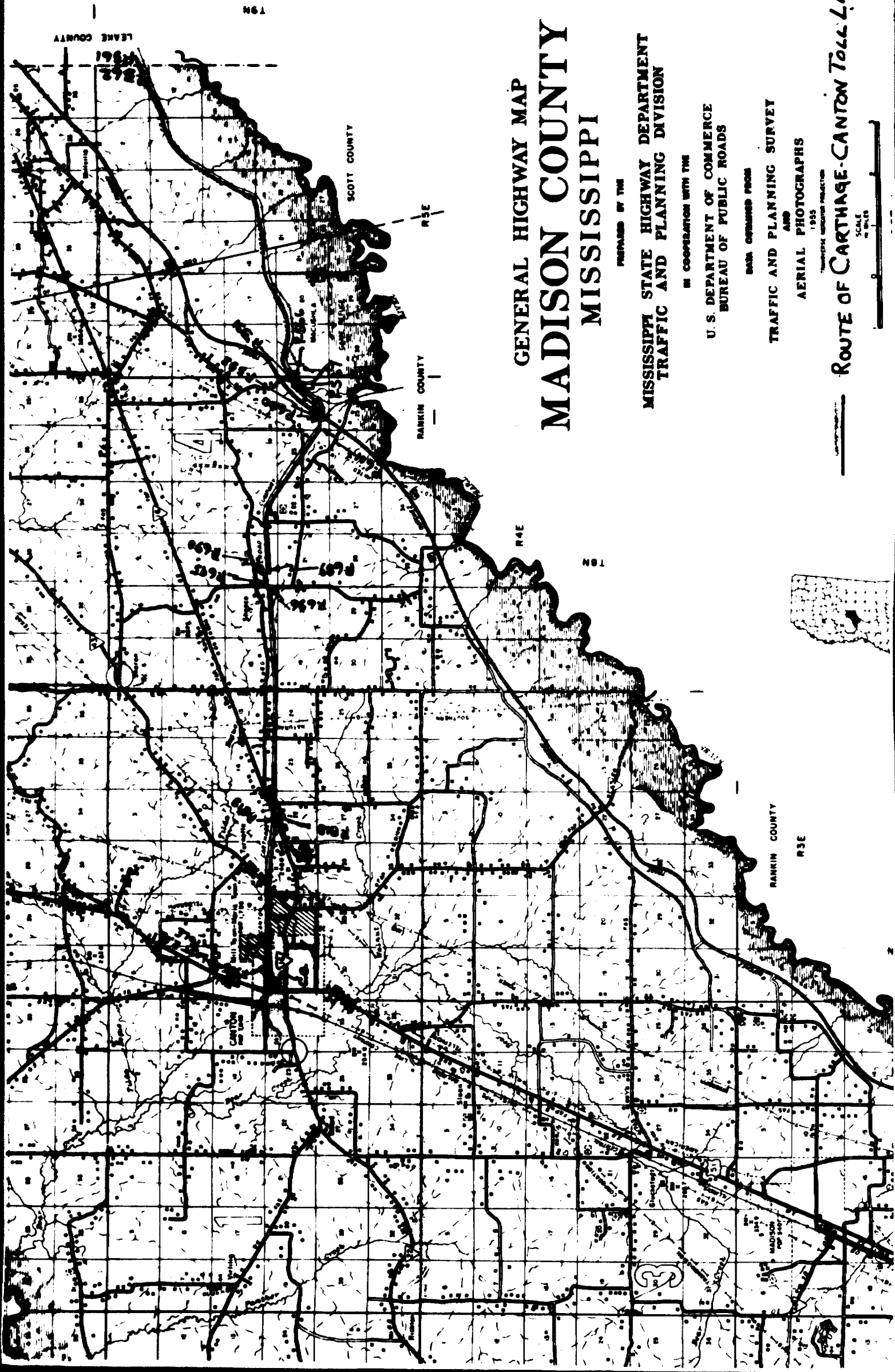
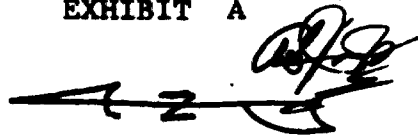


My Commission Expires: *11-24-61*

Louise Hart
Notary Public

EXHIBIT A

BOOK 76 531



GENERAL HIGHWAY MAP MADISON COUNTY MISSISSIPPI

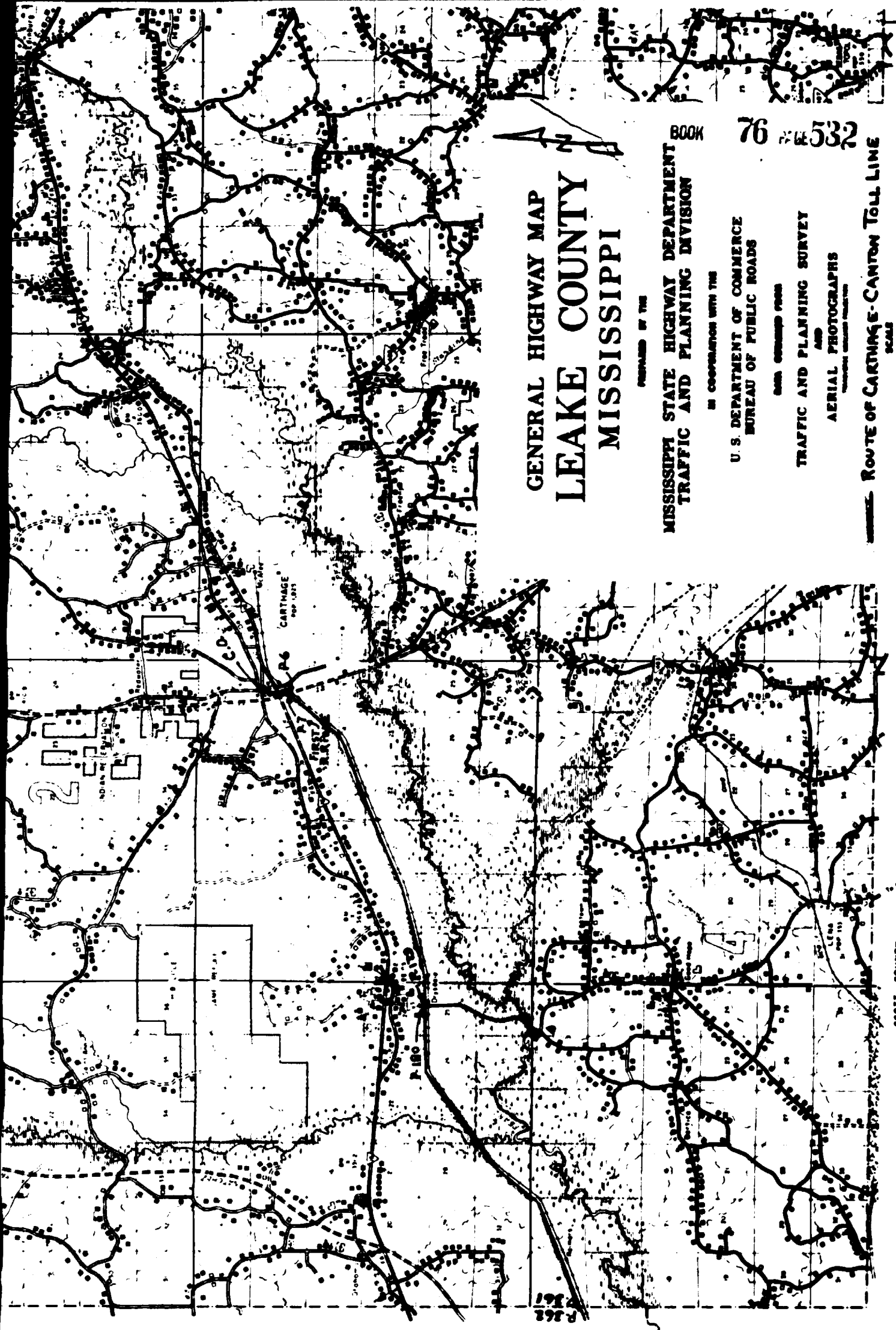
PREPARED BY THE
MISSISSIPPI STATE HIGHWAY DEPARTMENT
TRAFFIC AND PLANNING DIVISION

IN COOPERATION WITH THE
U. S. DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS

DATA OBTAINED FROM
TRAFFIC AND PLANNING SURVEY
AND
AERIAL PHOTOGRAPHS
1935

ROUTE OF CARTHAGE-CANTON TOLL LINE





GENERAL HIGHWAY MAP
LEAKE COUNTY
MISSISSIPPI

BOOK 76 PAGE 532

PREPARED BY THE
MISSISSIPPI STATE HIGHWAY DEPARTMENT
TRAFFIC AND PLANNING DIVISION

IN COOPERATION WITH THE
U. S. DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS

DATA OBTAINED FROM
TRAFFIC AND PLANNING SURVEY
AND
AERIAL PHOTOGRAPHS

ROUTE OF CARTHAGE-CANTON TOLL LINE

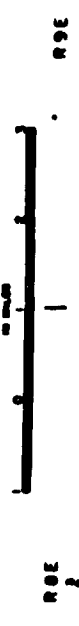


EXHIBIT B

[Handwritten signature]

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 10 day of March, 1960, at 11:00 o'clock A.M., and was duly recorded on the 11 day of March, 1960, Book No. 76 on Page 527 of my office.



Witness my hand and seal of office, this the 11 of March, 1960.

W. A. SIMS, Clerk

[Handwritten signature]

D. C.

STATE OF MISSISSIPPI
MADISON COUNTY

BOOK 76 PAGE 533

TRUSTEE'S DEED

NO. 1679

WHEREAS, upon December 23, 1947, Avery T. McLellan and H. O. Wynne executed and delivered to me as Trustee, to secure to Carrie Mae McLellan an indebtedness therein described, a deed of trust upon the lands and property hereinafter described, which deed of trust is recorded in Deed of Trust Book 173, Page 209, of the Land and Mortgage Records of Madison County, Mississippi;

WHEREAS, default was made by said mortgagors in the performance by them of the obligations by them therein assumed, and the mortgagee called on me to foreclose said deed of trust according to its terms; and

WHEREAS, upon the 11th day of February, 1960, I did (a) post upon the bulletin board at the main (South) door of the Court House of Madison County, Mississippi, in Canton, Mississippi, a notice that I would upon Saturday, the 5th day of March, 1960, at said main (South) door of the Court House of Madison County, Mississippi, in Canton, Mississippi, offer for sale and sell, at public auction, for cash, to the highest and best bidder, between the hours of 11:00 A. M. and 4:00 P. M., the property therein and hereinafter (except for personalty) described, said sale to be subject to a prior lien in favor of Dr. J. E. Fraser, and (b) cause an exact copy of said notice to be published in the Madison County Herald, a newspaper published in the City of Canton, said County and State, and having a general circulation in said County, in the issues of February 11, February 18, February 25, and March 3, 1960;

(The original notice so posted at the main door of the Court House and a proof of publication of said notice are hereto attached marked, respectively, Exhibit "A" and Exhibit "B" hereto, and made a part hereof.)

And, whereas, at the hour of 11:20 A. M. upon Saturday, March 5, 1960, I did, at said Court House door, publicly offer for sale, for cash, to the highest and best bidder, the real property in said deed of trust in said notice and hereinafter described, (the personal property in said deed of trust described being no longer available, if actually in existence), subject to the aforesaid first lien in favor of Dr. J. E. Fraser;

When and where B. C. Shackelford bid for said property the total sum of \$10,200.00, less the amount payable to said Dr. J. E. Fraser in liquidation of the indebtedness secured by said first lien;

And said net amount having so been paid over to me, I do hereby, as Trustee in said Deed of Trust of December 23, 1947, Book 173, Page 209, sell and convey to said B. C. Shackelford, said property, to-wit:

A lot in SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 9, Range 3 East, more particularly described as:

Beginning at a stake 30 feet West and 700 feet North of the Southwest corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, said stake being in the South margin of the Canton and Carthage gravel road, running thence West along said road 142.5 feet, thence South 200 feet to a stake, thence East 142.5 feet to a private road which is 30 feet wide, thence North 200 feet along said road to the point of beginning; together with all buildings and improvements thereon located and situated; and being the same property conveyed to L. H. Green and Mrs. L. H. Green by H. E. McKay by deed of record in Book 8, at Page 528, in the Chancery Clerk's Office of Madison County, Mississippi.

I convey all, but only such, title as is vested in me as Trustee, and subject to taxes for 1960.

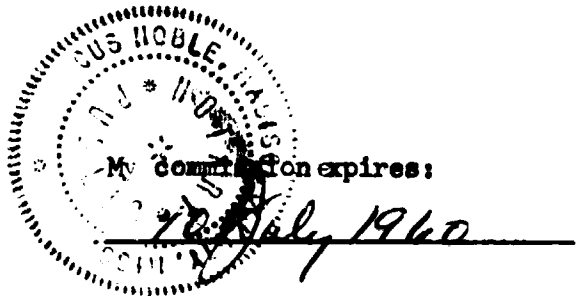
Witness my signature, this March 7, 1960.

Hermon Dean
Hermon Dean, Trustee

STATE OF MISSISSIPPI §
MADISON COUNTY §

THIS DAY personally appeared before me, the undersigned authority in and for the above, County and State, Hermon Dean, Trustee, who acknowledged that he signed and delivered the foregoing instrument as his voluntary act and deed on the date therein written.

Witness my signature and seal of office, this March 7, 1960.


My Commission expires: 7th July 1960

Gus Noble
Notary Public



WHEREAS, upon December 23, 1947, A. T. McLellan and H. O. Wynne executed and delivered to me as Trustee, to secure to Carrie Mae McLellan an indebtedness therein described, a deed of trust upon the lands ^{and property} hereinafter described, which deed of trust is recorded in Deed of Trust Book 173, Page 209, of the Land and Mortgage Records of Madison County, Mississippi; and

WHEREAS, default has been made by said Mortgagors in the performance of the obligations by them therein assumed, and I have been called upon by the Mortgagor to foreclose said deed of trust according to its terms;

NOW, THEREFORE, I do hereby give notice that I will upon Saturday, the 5th day of March, 1960, at the main (South) door of the Court House of Madison County, Mississippi, in Canton, Mississippi, offer for sale and sell, at public auction, for cash, to the highest and best bidder, between the hours of 11:00 A. M. and 4:00 P. M., the following described property situated in Madison County, Mississippi, to-wit:

A lot in SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 9, Range 3 East, more particularly described as:

Beginning at a stake 30 feet West and 700 feet North of the Southeast corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, said stake being in the South margin of the Canton and Carthage gravel road, running thence West along said road 142.5 feet, thence South 200 feet to a stake, thence East 142.5 feet to a private road which is 30 feet wide, thence North 200 feet along said road to the point of beginning; together with all buildings and improvements thereon located and situated; and being the same property conveyed to L. H. Green and Mrs. L. H. Green by H. E. McKay by deed of record in Book 8, at Page 528, in the Chancery Clerk's office of Madison County, Mississippi;

Also, one cash register, two counters and all heaters now located in the store building and dwelling house situated on the premises herein described;

Being the same property conveyed to L. C. Malone by J. M. Malone and Ethel Malone by their deed dated September 26, 1947, duly of record in Book 37, Page 504;

And, in addition, all equipment in the Cafe Building which has been constructed on the above described premises since the date of the aforesaid deed.

This lien is second and subordinate to the lien of the deed of trust of even date herewith to Dr. J. E. Frazer.

The Frazer deed of trust is recorded in Book 173, Page 214 of the aforesaid records.

I shall convey such title as is vested in me as Trustee.

Witness my signature, this, February 9, 1960.

Hermon Dean
Hermon Dean

Exhibit "A"

PERSONALLY CAME before me, the undersigned, a Notary Public in and for MADISON County,

TRUSTEE'S NOTICE OF SALE

WHEREAS, upon December 28, 1947, A. T. McLellan and H. O. Wynne executed and delivered to me as Trustee, to secure to Carrie Mae McLellan an indebtedness therein described, a deed of trust upon the lands and property hereinafter described, which deed of trust is recorded in Deed of Trust Book 173, Page 200, of the Land and Mortgage Records of Madison County, Mississippi; and

WHEREAS, default has been made by said Mortgagors in the performance of the obligations by them therein assumed, and I have been called upon by the Mortgager to foreclose said deed of trust according to its terms;

NOW, THEREFORE, I do hereby give notice that I will upon Saturday, the 5th day of March, 1960, at the main (South) door of the Court House of Madison County, Mississippi, in Canton, Mississippi, offer for sale and sell, at public auction, for cash, to the highest and best bidder, between the hours of 11:00 a. m. and 4:00 p. m., the following described property situated in Madison County, Mississippi, to-wit:

A lot in SW 1/4 NW 1/4 of Section 20, Township 9, Range 3 East, more particularly described as: Beginning at a stake 30 feet West and 700 feet North of the Southwest corner of SW 1/4 NW 1/4 of said Section, said stake being in the South margin of the Canton and Carthage gravel road, running thence West along said road 142.5 feet, thence South 200 feet to a stake, thence East 142.5 feet to a private road which is 30 feet wide, thence North 200 feet along said road to the point of beginning; together with all buildings and improvements thereon located and situated; and being the same property conveyed to L. H. Green and Mrs. L. H. Green by H. E. McKay by deed of record in Book 8, at Page 528, in the Chancery Clerk's office of Madison County, Mississippi;

(Also, one cash register, two counters and all heaters now located in the store building and dwelling house situated on the premises therein described; Being the same property conveyed to L. C. Malone by J. N. Malone and Ethel Malone by their deed dated September 28, 1947, duly of record in Book 37, Page 504;

And, in addition, all equipment in the Cafe building which has been constructed on the above described premises since the date of the aforesaid deed.

This lien is second and subordinate to the lien of the deed of trust of even date herewith to Dr. J. E. Frazer.

The Frazer deed of trust is recorded in Book 173, Page 214 of the aforesaid records.

I shall convey such title as is vested in me as Trustee.

Witness my signature, this, February 9, 1960.

Hermon Dean
Feb. 11, 18, 25; March 3.

Mississippi, the Publisher of the MADISON COUNTY HERALD, a newspaper published in the City of Canton, said County and State, who, being duly sworn, deposes and says that the MADISON COUNTY HERALD is a newspaper as defined and prescribed in Senate Bill No. 203 enacted at the regular session of the Mississippi Legislature of 1948 amending Section 1858, of the Mississippi Code of 1942, and that the publication of a notice, of which the annexed is a copy, in the matter of Trustee's Notice of Sale

has been made in said paper four times consecutively, to-wit:

- On the 11th day of February, 1960
- On the 17th day of February, 1960
- On the 25th day of February, 1960
- On the 3rd day of March, 1960
- On the _____ day of _____, 19____

Carroll Muller
Publisher

SWORN TO and subscribed before me, this 4

day of March, 1960

Jean M. Lybette
Notary Public

My commission expires October 11, 1961



Exhibit "B"

STATE OF MISSISSIPPI
MADISON COUNTY

I, W. A. SIMS, Clerk of the Chancery Court of said County certify that the within instrument of writing was filed for record in my office this 11 day of March, 1960 at 3:30 o'clock P.M. and was duly recorded in Book 76 page 536 of Book No. 76 on the day of March, 1960 in my office; Witness my hand and Seal of office, this 11 day of March, 1960.

W. A. Sims
Clerk

By Hope E. Wolf
D. C.