

THE STATE OF TEXAS, }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

THAT

the Mrs. N. E. Ramsey widow of J. L. Ramsey deceased, J. D. Ramsey, R. L. Ramsey, P. C. Ramsey, Mattie Martin, Sallie Lightfoot, Minnie Shepherd, Lela Shepherd & Marvin Ramsey heirs of J. L. Ramsey deceased

of the County

of Shelbyand State of Texas

in consideration of the sum of

Five Hundred & Sixty Two & no/100

DOLLARS,

to

in hand paid by

H. F. Ramsey and other

valuable consideration the receipt of which
is hereby acknowledged

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said

H. Y. Ramsey

of the County of Shelby and State of Texas all that certain

Tracts or parcels of land lying and being situated in Shelby County Texas.

1st A part of the R. Yarbrough headright survey and a part of the same tract upon which J. M. Ramsey resided, beginning at J. M. Ramsey's S.E. Corner a stake in an old field. Thence N. 10° E. 180 vs. to a stake. Thence N. 67° 0 vs. to a stake Hickory wood R. Thence N. 72° 4. 370 vs. to stake. Thence S. 1 1/2° E. 5-20 vs. to stake 2 small red oaks wood X. Thence S. 10° E. 446 vs.

to a stake a small hickory mkd x. Thence East 334
 vs. to the place of beginning containing sixty two and
 one half acres of land -
 2nd

Also one-half individied interest in and to the following
 described track of land lying and being situated in Shelby
 County about 2 1/2 miles South from Benna Vista and
 being a part of the Richard Harbrough & J.B. Smith survey
 platd and known as the A.N. Smith homestead track
 Beginning at the S.W. Corner of a track of 100 acres surveyed
 off of the Richard Harbrough survey for A.N. Smith a stake
 and a post oak mkd a.n.s. Thence N. 80 E. with the S. Bdry
 line of the said 100 acre track 400 vs. a stake pine knob
 with red oak 10 in dia. mkd x. This also being the cor. made
 for J.T. Bogard. Thence N. 10 W. 775 vs. Crossing the N. Bdry line
 of the said 100 acre track at 475 vs. to stake for cor. to be made
 on the N. Bdry line of a track of 76 1/4 acres belonging to A.N.
 Smith homestead and surveyed off of the J.B. Smith & R.C. This corner
 to be the N.W. cor. of the 141 acres deeded to J.T. Bogard by J.M.
 Smith, wife & mother. Thence S. 80 W. with the N. Bdry line
 of the said 76 1/4 acre track 293 1/2 vs. to stake bearing true
 a pine S. 10 W. 8 vs. dia 24 in mkd J.B. Thence S. with the
 N. Bdry line of the 76 1/4 acre track 300 vs. to stake on the
 N. Bdry line of the before mentioned 100 acre track a pine mkd
 S.R.W. and a gum 20 in dia S. 20 E with the N. Bdry line
 of the said 100 acre track 55 vs. to stake a pine knob the
 same being the N.W. Cor. of the said 100 acre track. Thence S 10 E
 with the N. Bdry line of the 100 acre track 475 vs. to place
 of beginning 50 3/4 acres of land less 19 acres heretofore deeded to Bass Ramey
 on the 10th day of Apr. 1842 in deed records Shelby Co. Tex Vol 20 pages

3rd

Also that certain tract of land situated about five miles S.E. of Simpson Shelby Co. Texas a part of the Richard Garbrough H.R. survey Beginning 33 Rods N. 88 E. from the S.W. Cor. of a hundred acre survey made off of said H. R. survey for A. N. Smith at a stake it being the division line between Will Shepherd and J. L. Ramsey's land - thence N. 88 E. 1 1/2 rods to a stake thence N. 10 W. 88 Rods to a stake, thence S. 80 W. 1 1/2 Rods to division line a stake, thence S. 10 E. 88 Rods to the place of beginning containing about four acres of land

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said H. Y. Ramsey and his heirs and assigns forever. And we do hereby bind our selves our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said H. Y. Ramsey and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

~~BUT IT IS EXPRESSLY AGREED AND STIPULATED, that the VENDOR'S LIEN is retained against the above described property, premises and improvements, until the above described note and all interest thereon are fully paid according to face and tenor, effect and reading, when this deed shall become absolute.~~

WITNESS our hands at Simpson this 1st day of march A. D. 1904

Signed, Sealed and Delivered in the Presence of

W. J. Shepherd
M. L. Shepherd
R. L. Ramsey

N. E. Ramsey
O. B. Ramsey
L. H. Ramsey
E. B. Mathis

C. S. Lightfoot
Sallie Lightfoot
The State of Texas,

Paul Shepherd
Lela Shepherd

COUNTY OF *Shelby* BEFORE ME *E. H. Carter a Notary*
Public in and for *Shelby* County, Texas, on
this day personally appeared *H. J. Shepherd, R. L. Ramsey, C. S. Lightfoot, N. E. Ramsey, P. P. Ramsey, E. B. Mathis*
~~Paul Shepherd and J. L. Ramsey~~ all personally known to me to be the persons whose
names *are* subscribed to the foregoing instrument, and acknowledged to me that *they* executed the
same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this *1st* day of *March* A. D. 190*4*
E. H. Carter Notary Public
and for Shelby County, Texas

The State of Texas,

COUNTY OF *Shelby* BEFORE ME *E. H. Carter a Notary Public*

in and for *Shelby* County, Texas, on this day personally appeared *M. L. Shepherd wife of*
H. J. Shepherd, Sallie Lightfoot wife of C. S. Lightfoot, Mattie Mathis wife of
E. B. Mathis, & Lela Shepherd wife of Paul Shepherd each
known to me *personally*
to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed
the same for the purposes and consideration therein expressed. And the said *M. L. Shepherd, Sallie Lightfoot, Mattie*
Mathis, & Lela Shepherd wives of the said *H. J. Shepherd, C. S. Lightfoot, E. B. Mathis & Paul Shepherd*
each having been examined by me privily and apart from ~~their~~ *each* husbands, and having the same by me fully explained to ~~her~~ *each*
of them ~~she, the said~~ *They each*
acknowledged such instrument to be her act and deed, and ~~she~~ *they each* declared that ~~she~~ *they* had willingly signed the same for the
purposes and consideration therein expressed, and that ~~she~~ *they* did not wish to retract it.

1st March
E. H. Carter Notary Public
in and for Shelby County, Texas

The State of Texas,

COUNTY OF *Shelby* I, *J. D. Reddick* Clerk of the
County Court of said County, do hereby certify that the above instrument of writing, dated on the *1* day
of *Mar* 190*4*, with its Certificate of Authentication, was filed for record in my office
this *25* day of *Nov* A. D. 190*4*, at *5* o'clock *P* M., and duly recorded
this *26* day of *Nov* A. D. 190*4*, at *10* o'clock *A* M., in the records of
said County in Vol. *43* on pages No. *47-48-49*

WITNESS my hand and seal of County Court of said County, at office in
Shelby the day and year last above written.

J. D. Reddick
Clerk County Court *Shelby* County, Texas.

WITH VENDOR'S LIEN.
WARRANTY DEED.

M. E. Ransom et al

TO } **DEED.**

M. E. Ransom

Filed for record the *25* day of

June at *5* o'clock and *1904* minutes M.

Recorded *June 16* 190*4*

in *Shuler* County.

Record of *Deeds*

Book *43* Page *4* 7-8-9

M. E. Ransom

County Clerk *Shuler* County, Texas.

By *M. E. Ransom* Deputy.

FEES, \$ *1.50*