

1183

STATE OF ALABAMA

BALDWIN COUNTY.

TO ANY SHERIFF OF THE STATE OF ALABAMA --- GREETING:

WE COMMAND YOU, that you summon (FRED B. PHILBROOK, JAMES B. PHILBROOK, DAVID GORDON, JOHN MORTON, ALEXANDER MORTON, JAMES B. SMITH, GEORGE M. BONNER, O. H. WINEGAR, EDWARD E. POSEY, CHARLES H. AINLEY, BENJAMIN R. LIPPINCOTT, EDWARD J. TESSON, JR., JAMES WILSON, EDWARD MORRISON, SARAH M. MORRISON, NORMAN J. COLEMAN, CALEB PRICE, HUGH MONROE, GAUNT CREBS, SARAH MANNING, FREDERICK W. HARTKE, ROGER SHEERMAN BRADFORD SHEERMAN, MARY P. GREEN, B. H. NEIDERFELD, AMELIA ROBBINS, PAUL ALWART, DELIA B. PARKER, M. G. WINEGAR, A J. SCHILLING, L. W. MANNING, WASSERMAN INVESTMANT COMPANY, A CORP., *River Park Fruit Company, a Corp.* CLARA W. COLEMAN, W. B. WATSON, S. F. WATSON, W. H. JONES, H. H. SHELDON, SADIE A. WEEKS, MINNIE BESTGEN, ADA A. DE COUDRES, H. ENGLAND, HELEN G. GROVE, ALEX SMULLAN, AND BESSIE M. KEENEY) if they be living, or if they be dead, their unknown heirs, devisees, grantees, personal representatives and assigns, and each of them, to be and appear before the Judge of the Circuit Court of Baldwin County, exercising Chancery Jurisdiction, within thirty days after the service of summons, and there to answer, plead or demur, without oath, to a bill of complaint lately exhibited by FRANCIS B. MARTIN, TRUSTEE, against said above named, and further to do and perform what the said Judge shall order and direct in that behalf. And this the Respondent shall in no wise omit, under penalty of the law. And we further command that you return this writ with your endorsement thereon, to our said Court immediately upon the execution thereof.

WITNESS, R. S. DUCK, Register of the said Circuit Court, this the 23 day of Aug, 1944.

R. S. Duck
 Register.

FRANCIS B. MARTIN, TRUSTEE
COMPLAINANT

VS

All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 18, 19, 20, 21, 24,
25, 26, 30, 31, 32, 33, 34, 35, 36, 37,
41, 43; Lots 5, 6, 8, Block 15, lot 8,
Block 16, Lots 1, 2, 3, 4, 5, 8, 9, 10,
Block 17, Lots 1, 5, 6, 7, Block 27,
Lots 1, 3, 4, 7, 8, 9 Block 28; lots
5, 10, Block 29; lots 1, 2, 3, 4, 5, 6, 7, 8,
9, Block 38; lots 4, 5, 6, 10, Block 39,
Lots 2, 3, 4, 5, 6, 7, 8, 9, Block 40;
lots 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 42;
all according to plat of River Park of record
in the office of the Probate Judge of Baldwin
County, Alabama; all that strip of land bounded
North by lots 1, 5, 6, 11, 12, 33, and 34, of
River Park, East by Fish River, South by South line of
Section 7, West by the West line of Section 7,
all being in Township 7 South Range 3 East; all those
lots bounded on the North side by South line of Pine
Street, on West by East line of Fourth Avenue, and
East by Park Boulevard, on South by Myrtle Street,
also the hotel site and its boundaries, as per
plat of River Park Fruit Company, and FRED B. PHILBROOK,
JAMES B. PHILBROOK, DAVID GORDON, JOHN MORTON, ALEXANDER
MORTON, JAMES B. SMITH, GEORGE M. BONNER, O. H. WINEGAR,
EDWARD E. POSEY, CHARLES H. AINLEY, BENJAMIN R. LIPPINCOTT,
EDWARD J. TESSON, JR., JAMES WILSON, EDWARD MORRISON, SARAH
M. MORRISON, NORMAN J. COLEMAN, CALEB PRICE, HUGH MONROE,
GAUNT CREBS, SARAH MANNING, FREDERICK W. HARTKE, ROGER SHERMAN,
BRADFORD SHERMAN, MARY P. GREEN, B. H. NEIDERFELD, AMELIA
ROBBINS, PAUL ALWART, DALIA B. PARKER, M. G. WINEGAR, A. J.
SCHILLING, ^{River Park Fruit Company} ~~W. MANNING~~, WASSERMAN INVESTMENT COMPANY, A
CORPORATION, CLARA W. COLEMAN, W. B. WATSON, S. F. WATSON,
W. H. JONES, H. H. SHELDON, SADIE A. WEEKS, MINNIE BESTGEN,
ADA A. DeCOUDRES, H. ENGLAND, HELEN G. GROVE, ALEX SMULLEN,
AND BESSIE M. KEENEY, IF THEY BE LIVING, OR, IF THEY BE DEAD
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, PERSONAL REPRESENTATIVES
AND ASSIGNS OF THEM,

Respondents.

IN THE
CIRCUIT COURT
OF
BALDWIN COUNTY
ALABAMA
IN
EQUITY.

TO HONORABLE F. W. HARE, JUDGE OF THE CIRCUIT COURT OF BALDWIN COUNTY, ALABAMA,
IN EQUITY:

Comes your Complainant, FRANCIS B. MARTIN, TRUSTEE, and presents
this Bill of Complaint against the following described lands in Baldwin County,
Alabama, to-wit:

All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
18, 19, 20, 21, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 41,
43;
Lots 5, 6, 8, Block 15; Lot 8, Block 16, lots 1, 2, 3, 4, 5, 8, 9, 10,
Block 17; Lots 1, 5, 6, 7, Block 27, Lots 1, 3, 4, 7, 8, 9, Block 28;
Lots 5, 10, Block 29, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block 38,
Lots 4, 5, 6, 10, Block 39, Lots 2, 3, 4, 5, 6, 7, 8, 9, Block 40;
Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 42, all according to plat of
River Park, of record in the office of the Probate Judge of Baldwin
County, Alabama;
All that strip of land bounded North by lots 1, 5, 6, 11, 12, 33 and 34
Of River Park, East by Fish River, South by South line of Section 7,
all being in Township 7 South Range 3 East; all those lots bounded
on the North side by the south line of Pine Street, on the West by

the East line of Fourth Avenue, and East by Park Boulevard, on the South by Myrtle Street; also the hotel site and its boundaries, as per plat of River Park Fruit Company.

and against Fred B. Philbrook, James B. Philbrook, David Gordon, John Morton, Alexander Morton, James B. Smith, George M. Bonner, O. H. Winegar, Edward E. Posey, Charles H. Ainley, Benjamin R. Lippincott, Edward J. Tesson, Jr., James Wilson, Edward Morrison, Sarah M. Morrison, Norman J. Coleman, Caleb Price, Hugh Monroe, Gaunt Crebs, Sarah Manning, Frederick W. Hartke, Roger Sherman, Bradford Sherman, Mary P. Green, B. H. Neiderfeld, Amelia Robbins, Paul Alwart, Delia B. Parker, M. G. Winegar, A. J. Schilling, L. W. Manning, Wasserman Investment Company, a corporation, ^{River Park Fruit Company, a Corp.} Clara W. Coleman, W. B. Watson, S. F. Watson, W. H. Jones, H. H. Sheldon, Sadie A. Weeks, Minnie Bestgen, all non-residents of the State of Alabama, their addresses being unknown, Ada DeCoudres, Pawpaw, Michigan, H. England, Robertsdale, Alabama, Helen G. Grove, Summerdale, Baldwin County, Alabama, Alex Smullen, 175 West Jackson Boulevard, Chicago, Illinois, and Bessie M. Keeney, Fairhope, Alabama, and against each of them, separately and severally, and if either or any of them be dead, then against their and each of their heirs, devisees, grantees, personal representatives and assigns, separately and severally; and against any and all other persons, firm or corporations claiming any title to, interest in, lien or encumbrance upon the said lands, or any part or parcel thereof, and respectfully represent and show unto your Honor and this Honorable Court as follows:

1. That your Complainant is over twenty one years of age, and a resident of Geneva, Ohio; that the Respondents hereinabove named are all over twenty one years of age; that the Complainant is the owner in fee simple and in the actual possession of said lands in Baldwin County, Alabama, described as follows, to-wit:

All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 41, 43;
Lots 5, 6, 8, Block 15, lot 8, Block 16; Lots 1, 2, 3, 4, 5, 8, 9, 10, Block 17, Lots 1, 5, 6, 7, Block 27, Lots 1, 3, 4, 7, 8, 9, Block 28; Lots 5, 10, Block 29, lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block 38, lots 4, 5, 6, 10, Block 39, lots 2, 3, 4, 5, 6, 7, 8, 9, Block 40; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 42, all according to plat of River Park of record in the office of the Probate Judge of Baldwin County, Alabama;
All that strip of land bounded North by lots 1, 5, 6, 11, 12, 33, and 34 of River Park, East by Fish River, South by South line of Section 7, West by the West line of Section 7, all being in Township 7 South Range 3 East; all those lots bounded on the North side by the South line of Pine Street, on West by East line of

and whether or not they or any of them are dead, and if dead, the names, ages and addresses of their and each of their heirs, and they are unknown, that from such information obtainable, all are over twenty one years of age.

WHEREFORE, your Complainant prays that this Honorable Court will take jurisdiction of the cause made by this complaint, and by appropriate process make the said Fred B. Philbrook, James B. Philbrook, David Gordon, John Morton, Alexander Morton, James B. Smith, George M. Bonner, O. H. Winegar, Edward E. Posey, Charles H. Ainley, Benjamin R. Lippincott, Edward J. Tesson, Jr., James Wilson, Edward Morrison, Sarah M. Morrison, Norman J. Coleman, Caleb Price, Hugh Monroe, Gaunt Crebs, Sarah Manning, Frederick W. Hartke, Roger Sherman, Bradford Sherman, Mary P. Green, B. H. Neiderfeld, Amelia Robbins, Paul Alwart, Delia B. Parker, M. G. Winegar, A. J. Schilling, L. W. Manning, Wasserman Investment Company, a corporation, *River Park Fruit Company, a Corp.* Clara W. Coleman, W. B. Watson, S. F. Watson, W. H. Jones, H. H. Sheldon, Sadie A. Weeks, Minnie Bestgen, Ada A. DeCoudres, H. England, Helen G. Grove, Alex Smullan, and Bessie M. Keeney, and each of them, and the unknown heirs, devisees, personal representatives, and assigns of the, if either or any of them should be dead, and any other person, firm or corporation claiming any right, title, to, interest in, lien or encumbrance upon said lands, to-wit:

All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 41, 43,

Lots 5, 6, 8, Block 15, Lot 8, block 16; lots 1, 2, 3, 4, 5, 8, 9, 10, Block 17, Lots 1, 5, 6, 7, Block 27; Lots 1, 3, 4, 7, 8, 9, Block 28; Lots 5, 10, Block 29, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block 38; lots 4, 5, 6, 10 Block 39, Lots 2, 3, 4, 5, 6, 7, 8, 9, Block 40; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 42, all according to plat of River Park of record in the office of the Probate Judge of Baldwin County, Alabama;

All that strip of land bounded North by Lots 1, 5, 6, 11, 12, 33, and 34, of River Park, East by Fish River, South by South line of Section 7, West by the West line of Section 7, all being in Township 7 South Range 3 East; all those lots bounded on the North side by the South line of Pine Street, on West by East line of Fourth Avenue, and East by Park Boulevard, South by Myrtle Street; also the hotel site and its boundaries as per plat of River Park Fruit Company

or any part thereof, to be made parties respondent to this bill of complaint, and by appropriate process require them, and each of them, to separately and severally plead, answer or demur to the same within the time and under the penalties prescribed by law and the practice of this Honorable Court.

Your Complainant further prays that upon a final hearing of this

cause, this Honorable Court will make and enter a decree ascertaining and decreeing that the fee simple title, free of encumbrance, to the said lands and to each part and parcel thereof, is vested in your Complainant, Francis B. Martin, Trustee, as against Fred B. Philbrook, James B. Philbrook, David Gordon, John Morton, Alexander Morton, James B. Smith, George M. Bonner, O. H. Winegar, Edward E. Posey, Charles H. Ainley, Benjamin R. Lippincott, Edward J. Tessen, Jr., James Wilson, Edward Morrison, Sarah M. Morrison, Norman J. Coleman, Caleb Price, Hugh Monroe, Gaunt Crebs, Sarah Manning, Frederick W. Hartke, Roger Sherman, Bradford Sherman, Mary P. Green, B. H. Neiderfeld, Amelia Robbins, Paul Alwart, Delia B. Parker, M. G. Winegar, A. J. Schilling, L. W. Manning, Wasserman Investment Company, a corporation, ^{River Park Fruit Company, a Corp} Clara W. Coleman, W. B. Watson, S. F. Watson, W. H. Jones, H. H. Sheldon, Sadie A. Weeks, Minnie Bestgen, Ada A. DeCoudres, H. England, Helen G. Grove, Alex Smullan, and Bessie M. Keeney, if they be living and, if dead, their and each of their unknown heirs, devisees, grantees, personal representatives and assigns, and any and all persons, firms or corporations claiming any title to, interest in, lien or encumbrance upon the said lands, or any part thereof, and that any and all doubts and disputes concerning the same be cleared up. And your Complainant prays for such other, further, different or general relief as in equity and good conscience shall seem meet and proper.

BESEE & HALL

By *Stinson*
Solicitors for the Complainant.

STATE OF ALABAMA
BALDWIN COUNTY.

Before me, the undersigned authority in and for said County, in said State, personally appeared H. M. Hall, one of the Solicitors of record in the above styled cause, who is known to me, and who having been by me first duly sworn, deposes and says that the facts stated in the foregoing bill of complaint, from all information obtainable, are true, and from such information obtained he verily believes and so states the same to be true.

Sworn to and subscribed before
me on this the 25 day of Aug, 1944.

Virginia Keel
Notary Public, Baldwin County, Alabama.

FRANCIS B. MARTIN, TRUSTEE
COMPLAINANT
VS
FRED B. PHILBROOK ET AL
RESPONDENTS

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY
1183

NOTE OF TESTIMONY.

This cause is submitted by the Complainant upon the following:

1. Summons and Complaint
2. Lis Pendens Notice, recorded in the office of the Probate Judge of Baldwin County, Alabama in Lis Pendens Book, *1 page 235-6*
3. Proof of Publication of Notice in the Baldwin Times.
4. Motion for decree pro confesso on publication.
5. Decree pro confesso on service by publication.
6. Motion for decree pro confesso on personal service.
7. Decree pro confesso on personal service.
8. Request for the appointment of a commissioner
9. Commission to take testimony.
10. Notice of time of taking testimony.
11. Agreement as taking testimony (attached to testimony)
12. Testimony of the following witnesses:
 - (a) Ward B. Martin
 - (b) C. E. Lands
 - (c) Charles Schultz
 - (d) R. C. Keeney
13. The following exhibits identified by witnesses:
 - (a) Certified copy of Patent United States to David Gorden, et al, dated July 7, 1938 and recorded in Deed Book 34 NS, 91 and 92.
 - (b) Original deed Ward B. Martin and wife to Francis B. Martin, as Trustee, dated September 1, 1933 and recorded in Deed Book 55 NS pages 157-8.

(c) Certified copy of deed Ward B. Martin and wife, to Francis Martin, dated March 2, 1942 and recorded 72 NS, 103.

(d) Original deed James Thomas Ramsey and wife to Ward B. Martin, dated February 2, 1921 and recorded 30 NS 504.

(e) Original deed L. J. Slocombe and wife to Ward B. Martin dated March 29, 1922 and recorded 32 NS, 179.

(f) Certified copy of deed "Owner unknown" by G. W. Robertson, Judge of Probate, to Ward B. Martin, dated August 2, 1941 and recorded Deed Book 75 NS, 562-3.

(g) Certified copy deed from William H. Siep and wife to Ward B. Martin, dated January 3, 1933 and recorded Deed Book 53 NS, 309-10

(h) certified copy deed from Sarah M. Manning and husband dated March 21, 1922 and recorded 31 NS, 581.

(i) Certified copy deed from P. A. Frederick and wife to Ward B. Martin, recorded Deed Book 46 NS, 382.


(j) Certified copy deed from P. A. Frederick and wife dated March 5, 1929 and recorded 45 NS, 594.

(k) Original deed Alex V. Lindstrom to P. A. Frederick dated January 2, 1929 and recorded 47 NS, 95.

(l) Original deed Louis J. Hartke and wife to James Thomas Ramsey, dated September 8, 1920 and recorded in Deed Book 30 NS, 496.

(m) Blue print of River Park.


Solicitor for Complainant


Register

WARRANTY DEED

STATE OF ALABAMA
BALDWIN COUNTY

Know all men by these presents, That for and in consideration of the sum of One Dollar and other good and valuable consideration to us in hand paid by Adah A. DeCoudres, the receipt whereof is hereby acknowledged Addison M. DeCoudres and Ellen J. DeCoudres his wife do grant, bargain, sell and convey unto the said Adah A. DeCoudres the following described lands situated in Baldwin County, Alabama, to-wit:

Lot 3 in Block 3 Lots 3 and 5 in Block 5 Lots 11 and 12 in Block 17 Lots 1 and 2 in Block 37 Lots 3 and 8 in Block 39 All in River Park as per Plat of River Park Fruit Company in Section 7 Township 7 South, Range 3 East.

To have and to hold to the said Adah A. DeCoudres, her heirs and assigns forever.

And we do covenant with the said Adah A. DeCoudres that we are seized in fee of the above described premises; that we have the right to sell and convey the same, that the said premises are free from all encumbrances; and that we will and our heirs, executors and administrators shall forever Warrant and Defend the same to the said Adah A. DeCoudres, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand and seal this 5th day of February 1921.

Witnesses: Addison M. DeCoudres L.S.
George W. Wood Ellen J. DeCoudres L.S.
C.A. Darrow
(50¢ USIR Stamp attached)

STATE OF ALABAMA
BALDWIN COUNTY

I, George W. Wood, a Notary Public in and for said State and County, do hereby certify that Addison M. DeCoudres & Ellen J. DeCoudres, his wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the said conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand this 5th day of February A.D. 1921.

Seal George W. Wood
Notary Public

Filed for record Jan. 17th 1922 at 8 A.M. Recorded Jan. 17th 1922.

Jas M. Voltz, Judge of Probate.

STATE OF ALABAMA
BALDWIN COUNTY PROBATE COURT

I, W. R. Stuart, Judge of the Probate Court and Custodian of the records and files thereof, in and for said State and County, hereby certify that the above and foregoing is a true, correct and complete copy of an instrument of writing, as the same appears of excoes in Deed Book 31 at pages 440, now on file in the office of the Judge of Probate of Baldwin County, Alabama.
Witness my hand and seal of said Court, this 5 day of January, 1946.

W. R. Stuart
W. R. Stuart, Judge of Probate.

*Exhibit 6
Johnny H. Hargis
1-4-46
James DeCoudres
Commissioner*

*Adah A. De Coudres
Exhibit 4-46
James DeCoudres
Commissioner*

Note of Testimony
of Comptroller

Filed

3-26-47

W. S. Murch
Registrar

1183 RECORDED
Gentry

1B

SUMMONS & COMPLAINT.

FRANCIS B MARTIN, trustee.

VS.
FRED B PILLBROOK, ET ALS.

Executed 8-26-44
by serving copy of within Summons and
Complaint on

Mrs. Berrie M. Gentry

9-8-44 by serving

Mrs Helen S. Groat

and H. England

W. C. Stewart

Sheriff

By B. J. Fancena Deputy Sheriff

Filed August 23 1944

[Handwritten signature]

Mr. Gentry

8-26-44

Fourth Avenue, and East by Park Boulevard, South by Myrtle Street; also the hotel site and its boundaries as per plat of River Park Fruit Company.

2. That no suit is pending to test the Complainant's title to, interest in, or his right of possession of said lands.

3. That the Complainant obtained title to said lands by purchase from Ward B. Martin and Minnie F. Martin, husband and wife, by deed dated September 1st, 1933, and of record in the office of the Probate Judge of Baldwin County, Alabama, in Deed Book 55 NS, pages 157-8; deed from Ward B. Martin and Minnie F. Martin, his wife, dated March 2nd, 1942, of record in the office of the Probate Judge of Baldwin County, Alabama, Deed Book 77 NS, page 103.

4. That the title to said lands, as claimed by the Complainant, stands upon the records of Baldwin County, Alabama, in the name of Francis B. Martin, Trustee.

5. That no one has, within ten years next preceding the filing of this Bill of Complaint, paid any taxes upon or had any possession of the said lands except Francis B. Martin, Trustee, Ada A. DeCoudres, H. England, Alex Smullan, and Bessie M. Keeney.

6. That the only persons known by your complainant to claim said lands, or any part thereof, or any interest therein, are Francis B. Martin, Trustee, Fred B. Philbrook, James B. Philbrook, David Gordon, John Morton, Alexander Morton, James B. Smith, George M. Bonner, O. H. Winegar, Edward E. Posey, Charles H. Ainley, Benjamin R. Lippincott, Edward J. Tesson, Jr., James Wilson, Edward Morrison, Sarah M. Morrison, Norman J. Coleman, Caleb Price, Hugh Monroe, Gaunt Crebs, Sarah Manning, Frederick W. Hartke, Roger Sherman, Bradford Sherman, Mary P. Green, B. H. Neiderfeld, Amelia Robbins, Paul Alwart, Delia B. Parker, M. G. Winegar, A. J. Schilling, L. W. Manning, Wasserman Investment Company, a corporation, *River Park Fruit Company, a Corp.* Clara W. Coleman, W. B. Watson, S. F. Watson, W. H. Jones, H. H. Sheldon, Sadie A. Weeks, Minnie Bestgen, Ada A. DeCoudres, H. England, Helen G. Grove, Alex Smullan, and Bessie M. Keeney; that a diligent search and inquiry has been made from residents in the vicinity of said lands, from residents of Fairhope, Silverhill, and Bay Minette, in Baldwin County, Alabama, and from the records at Bay Minette, the County seat of Baldwin County, Alabama, to ascertain the present addresses of said parties whose addresses are unknown,

STATE OF ALABAMA
BALDWIN COUNTY

KNOW ALL MEN BY THESE PRESENTS, that we James Thomas Ramsey
and *Katherine M. Ramsey* His wife, in consideration of

-----Twelve hundred and no/100 ----- ---Dollars

to us in hand paid by Ward B. Martin to the said James Thomas Ramsey and

Katherine M. Ramsey, his wife, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said Ward B. Martin all and singular these certain lots and lands described as follows to wit:

| | |
|------------------------------------|--|
| Lots 1 to 8 inclusive, in block 1; | : Lots 1 to 10 inclusive, in block 21 |
| " 1, 3, 5 & 7 | " " 2: " 1 to 10 " " 24 |
| " 1, 5, & 7 | " " 3: " 1 to 10 " " 25 |
| " 1 to 8 inclusive | " " 4: " 1, 2, 3, 4, 5, 7, 8, 9, & 10 " " 26 |
| " 1, 2, 4, 6, 7 & 8 | " " 5: " one " " 27 |
| " 1 to 8 inclusive | " " 6: " 3, 4, 7, & 8 " " 28 |
| " 1 to 8 " | " " 7: " 2, 3, 4, 6, 7, 8, 9, & 10 " " 30 |
| " 1 to 8 " | " " 8: " 1 to 10 inclusive " " 31 |
| " 1 to 8 " | " " 9: " 1 to 10 " " 32 |
| " 1 to 8 " | " " 10: " 1 to 10 " " 33 |
| " 1 to 8 " | " " 11: " 1 to 10 " " 34 |
| " 1 to 8 " | " " 12: " 1 to 10 " " 35 |
| " 1 to 8 " | " " 13: " 1 to 10 " " 36 |
| " 4, 5, 6, & 7 | " " 14: " 4 to 10 " " 37 |
| " 6 and 8 | " " 15: " 4 to 8 " " 38 |
| " 1, 3, 4, & 5 | " " 17: " 4, 5, & 6 " " 39 |
| " 1 to 10 inclusive | " " 18: " 2 to 9 " " 40 |
| " 1 to 10 " | " " 19: " 2 to 9 " " 41 |
| " 1 to 10 " | " " 20: " 2 to 10 " " 42 |
| | " " " 1 to 9 " " 43 |

Twenty seven lots more or less, bounded on the north side by the south line of Pine St., on the west by the east line of Fourth Ave., and on the east and south by Park Boulevard; also the Hotel Site and its boundaries as per Plat of River Park Fruit Company containing five acres more or less.

All of the above described property is located in the Town Site of River Park, Baldwin County, Alabama, Section 7, Township 7, south Range 3 east, According to Plat of River Park on record book U, page 199, in the office of Judge of Probate of said County.

Also Lot 1 block 28, Township 7 south Range 3 east, containing one acre more or less; also tracts numbered 57, 58, and 59 in Section 36 Township 6 south Range 2 east, each tract containing twenty acres more or less, as per Plat of River Park Fruit Company on record in book U page 199, in the office of the Judge of Probate of said County.

To gether with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging. To have and to hold unto the said Ward B. Martin, his heirs and assigns forever. And we do covenant with the said Ward B. Martin that we are seized in fee of the above described premises; that we have the right to sell and convey the same, that the premises are free from all encumbrances; except a mortgage of \$2000.00 to the Bank of Fairhope. And that we will and our heirs executors and administrators shall forever warrant and defend the same to the said Ward B. Martin his heirs and assigns, against the claims of all persons what so ever.

Katherine M. Ramsey (Seal)
Katherine M. Ramsey (Seal)

Witness:

[Handwritten signature]



STATE OF ALABAMA
BALDWIN COUNTY

I, Gladys Lowell, a Notary Public in and for said County and State, do hereby certify that James Thomas Ramsey and his wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance they executed the same voluntarily on the day same bears date.

Given under my hand this 2nd day of February 1921

Gladys Lowell

Notary Public.

STATE OF ALABAMA
BALDWIN COUNTY

I, Gladys Lowell, a Notary Public, in and for said County and State do hereby certify that on the 2nd day of February 1921 came before me the within named *Katherine M. Ramsey*, known to me to be the wife of the within named James Thomas Ramsey, who being examined separate and apart from her husband in reference to her signature to the within conveyance, acknowledge that she signed the same of her own free will and accord, and without fear, constraints or threats on the part of her husband.

In witness whereof, I hereunto set my hand this 2nd day of February 1921.

Gladys Lowell

Notary Public.

4
Be it Known, THAT L. J. Slocum and Lillie M. Slocum, his wife

for and in consideration of the sum of one dollar and other considerations Dollars,
to us in hand paid by Ward B. Martin

the receipt whereof is hereby acknowledged, do remise, release, quit-claim and convey unto the said
Ward B. Martin,

his heirs and assigns, forever, ALL AND SINGULAR, the following described real
property, situated in the County of Baldwin, State of Alabama, to-wit:

Lots 1, 2, 3, & 8, Block 4, River Park & Tract 14,
Section 2, Township 7 South Range 2 East

*OK with deed
1/11/22*

7

To Have and to Hold the same forever.

In Witness Whereof, we have
hereunto set our hand and seal this 29th day
of March 19122

Signed, Sealed and Delivered in Presence of

L. J. Slocum



Lillie M. Slocum



The State of Alabama,
Baldwin County

I, Gladys Lowell
a Notary Public in and
for said State and County, hereby certify that
L. J. Slocum and

Lillie M. Slocum, his wife whose name are signed
to the foregoing conveyance, and who are known to me, acknowledged before me, on this day,
that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same
bears date.

GIVEN under my hand and seal, this 29th day March A. D., 191 22

Gladys Lowell
Notary Public, Baldwin Co., Alabama

120

1183

3

QUIT-CLAIM DEED

FROM

TO

RECORDED:

Judge of Probate

Deed Book No. Page

Wanda P. Manning
Lawrence, Ohio

7/2/83 pd
65

THE STATE OF ALABAMA, Office of the Judge of
BALDWIN COUNTY, the Probate Court

I, JAMES W. VOLTZ, Judge of said Court in and for
said County, do hereby certify that the within instru-

ment was filed in this office for record on the 22nd
day of May 1983

at 11:19 and I further certify
that it is indexed in Public Book No. 927

Page 179

Witness my hand this 24th
day of May 1983.

James W. Voltz
Judge of Probate Court

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee..., his heirs and assigns forever. And we, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee..., his heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever.

and that we will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee..., his heirs and assigns, against all lawful claims and demands whatsoever except as above.

And we, Ward B. Martin and Minnie F. Martin, husband and wife,

do hereby remise, release and forever quit-claim unto the said Grantee..., his heirs and assigns, all our right and expectancy of dower in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 1st day of September, in the year of our Lord one thousand nine hundred and thirty three

Signed and acknowledged in the presence of

Marabelle R. Bascock
Beatrice Stanley

Ward B. Martin
Minnie F. Martin



STATE OF OHIO }
Ashtabula County, } ss. Before me, a Notary Public
in and for said County and State, personally
appeared the above named Ward B. Martin and Minnie F. Martin

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof I have hereunto set my hand and official seal, at Geneva, Ohio, this 1st day of September, A. D. 1933.

MARABELLE R. BASCOCK

Marabelle R. Bascock

Notary Public

126

WARRANTY DEED

FROM

Ward B. Martin and

2/1

Minnie F. Martin

TO

Francis B. Martin, Trustee

9-1-33

RECEIVED FOR RECORD

19

at _____ o'clock _____ M.

Recorded _____ 19

in _____ County Records

Volume _____, Page _____

RECORDER

ENTERED FOR TRANSFER

19

STATE OF ALABAMA } PROBATE COURT
SANDWICH COUNTY }

2/1 In office this _____ day of _____ 1933

only recorded in *Deed* Book No. *55*

Page *157-58* and I certify that § _____ of the

Constitution, approved September 14, 1901, and

the Act of the Legislature approved _____

and the Act of the Legislature approved _____

and the Act of the Legislature approved _____

and the Act of the Legislature approved _____

Ward B. Martin
Francis B. Martin

11/21/33
1933
5.00
1.50

(6)

Know all Men by these Presents, That We, Ward B. Martin and Minnie F. Martin,
 husband and wife,

....., the Grantor, \$
 for the consideration of..... Ten Dollars and other valuable consideration..... Dollars,
 (\$10.00.....) received to our full satisfaction of Francis B. Martin, Trustee

....., the Grantee, do give, grant, bargain,
 sell and convey unto the said Grantee, his heirs and assigns, the following described premises,
 situated in the..... ~~of~~..... County of Baldwin

and State of ~~Ohio~~ Alabama: Being certain lots and lands described as follows, to-wit:

All of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 24
 25, 26, 30, 31, 32, 33, 34, 35, 36, 37.

Lots 5, 6, 8, in Block 15; Lot 8, in Block 16; Lots, 1, 2, 3, 4, 5, 8, 9, 10 in
 Block 17; Lots 1, 6, 7 in Block 27; Lots 1, 3, 4, 7, 8 in Block 28; Lot 5 in
 Block 29; Lots 4, 5, 6, 7, 8 in Block 38; Lots, 4, 5, 6 in Block 39; Lots 2, 3, 4,
 5, 6, 7, 8, 9 in Block 40; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block 41; Lots
 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block 42; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 in Block
 43.

All that strip of land bounded North by Lots 1, 5, 6, 11, 12, 33, 34; East by
 Fish River; South by South line of Section 7; West by West line of Section 7.

Twenty seven lots more or less, bounded on North side by South line of Pine Street,
 on West by East line of fourth Avenue, and on the East by Park Boulevard; on
 South by Myrtle Street, also the Hotel Site and its Boundaries, as per Plat of
 River Park Fruit Company, containing five acres more or less.

All of the above described property is located in the Town Site of River Park,
 Baldwin County, Alabama, in Section 7, Township 7 south, Range 3 east.

Together with all and singular, the rights, tenements, hereditaments and appurtenances
 thereunto belonging. To have and to hold unto the said Francis B. Martin, Trustee,
 his heirs and assigns forever.

Also Tracts 1 and 2, Section 35, Township 6 south, Range 2 east, being 40 acres;
 Tracts 11, east one-half of 12, 13 and 14, Section 2, Township 7 south, Range 2 east,
 being 70 acres.

Tracts 56, 57, 58, 59, 60 in Section 36, Township 6 south, Range 2 east, each tract
 containing 20 acres.

All of the above described property is located in Baldwin County, State of
 Alabama as shown on Plat of the River Park Fruit Company in the records of said
 county.