

WILLIE C. SMITH

TO: DEED

JOHN C. CALDWELL

mail

10:45

Nov. 7th 1951

Received in office and admitted to record, at *10:45* o'clock *a* M.

Recorded in Deed Book No. *56* page

verified

204 145-
Fee 2.00
Trans 1.00
Plat 1.00
sts .55
at 5.00

GEORGE F. ABBITT, JR.
ATTORNEY AT LAW
APPOMATTOX, VIRGINIA

THIS DEED, Made this 25th day of April 1950 by and between Willie C. Smith, widow, party of the first part, and John C. Caldwell, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of \$250.00 cash in hand paid by the said Grantee unto the said Grantor, upon the delivery of this writing, the receipt of which is hereby acknowledged, the said party of the first part has sold and by this writing does bargain, sell, grant and convey with covenants of General Warranty of Title with improvements and appurtenances thereto belonging, all of the following-described real estate unto the said party of the second part, to-wit:

All of that certain lot and parcel of land containing approximately $1\frac{1}{2}$ acres and lying just East of the Town of Appomattox and being in the Southside District of Appomattox County, Virginia, and being adjoined by the lands of Gilbert Dinkins and other lands of the party of the first part and being on the Northwest Side of an outlet road called the Ball Park Outlet right-of-way and being more particularly described as follows: Beginning in J.G. Dinkins line at Cor. (1); thence N 10° E 208.6' to an iron at Cor. (2); thence a new line N $89^{\circ}55'$ W 370' passing through a Poplar Brg. Tree on bank of small branch to center of said branch at Cor. (3); thence with branch to point in same at a Maple Brg. Tree, marked as Dinkins corner, S $40^{\circ}50'$ W 174' to Cor. (4); thence S $87^{\circ}00'$ E 200' to iron at Cor. (5); thence S $73^{\circ}00'$ E 263.2' to the point or beginning. And being a part of the real estate that was willed unto the said Willie C. Smith by L. E. Smith her husband, and being part of the old John D. Abbitt estate.

To have and to hold unto the said Grantee in fee simple for ever with this expressed reservation, however, there is retained by the said party of the first part the full and free right to use the above-mentioned ball park outlet easement and the said Grantee having the same right to use the same outlet easement.

The said party of the first part covenants that she is the owner of the above-described real estate; that she has the right to convey the same; that she has done no act to encumber the said real estate; that the Grantee shall have quiet and peaceful possession of the same, free of all encumbrances and that she will

execute such other and further assurances of title as may be requisite.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

Mrs. Willie C. Smith. (SEAL)

STATE OF VIRGINIA

COUNTY OF APPOMATTOX, to-wit:

I, George Albright, a Notary Public in and for the County and State aforesaid, do hereby certify that Willie C. Smith, whose name is signed to the foregoing writing bearing date on the 25th day of April 1950 has this day appeared before me in my County and State aforesaid and acknowledged the same.

My commission expires the

6-9-52

Given under my hand this

1st day of May 1950.

George Albright
NOTARY PUBLIC



Virginia: In the Clerk's Office of Appomattox County, Nov 7th 1951

This deed, with \$ 559, in U. S. Internal Revenue Stamps attached and cancelled, was this day received in this office, and upon the annexed certificate of acknowledgment, is admitted to record at 10:45 o'clock a.M.

Teste: W. Smith Clerk