

Deed of Conveyance

M. T. Steele & wife E. J. Steele to E. C. Steele — Comanche County, Texas (1901)

(Included as chain-of-title: this deed's Tract 1 is expressly the subdivision deeded to A. K. Steele by Wm. Carnes, agent and attorney in fact for Elias and Melvina Roberts.)

The State of Texas | County of Comanche

Know all men by these presents: That we, M. T. Steele and E. J. Steele, his wife, of the County of Comanche and State of Texas aforesaid, in consideration of the sum of Eight Hundred and Fifty Dollars to us in hand paid by E. C. Steele of the County of Comanche and State of Texas, the receipt of which sum we hereby acknowledge, and the further consideration of one promissory note for One Hundred and Fifty Dollars, due and payable on the 1st day of December, A.D. 1901, said note being of even date herewith and bearing 10% [*rate uncertain*] interest per annum from date until paid, retaining a vendor's lien upon the lands herein conveyed to secure the payment of said note, have granted, bargained, sold, conveyed and released, and by these presents do grant, bargain, sell, convey and release unto the said E. C. Steele, his heirs and assigns, the following described property, to wit:

1st. One Hundred acres of land, more or less, being part of the Samuel Heath survey, and being all that part of a subdivision of said Heath survey deeded to A. K. Steele by Wm. Carnes, as agent and attorney in fact for Elias Roberts and Melvina Roberts, which lies North of the center bed of Jimmie's Creek — said deed is hereby referred to for a better description of said land.

2nd. Eleven acres, more or less, out of said Heath survey, described as follows: Beginning at the N.E. corner of 168½ acres sold by Emma Londermilk to A. K. Steele, March 1st, 1884, being also the N.W. corner of 200 acres sold to A. K. Steele, for the N.E. corner of this tract; Thence West 100 yds.; Thence in a southerly direction 2200 yds. so as to intersect the West boundary line of A. K. Steele's 200 acre tract in the center bed of Jimmie's Creek; Thence North to the place of beginning — reserving and specially excepting ½ acre out of said [tract], sold by J. N. Eubanks and wife to the County Judge for a school house site.

Together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises above mentioned, unto the said E. C. Steele, his heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said E. C. Steele, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that a vendor's lien is hereby retained upon the lands herein conveyed to secure the payment of the note described herein for \$150.00, and the interest that may accrue thereon; and in case of the prompt payment of all principal and interest at the time the same

becomes due, then this deed to become absolute, otherwise to remain in full force and effect.

Witness our hands at Comanche, this 28th day of January, A.D. 1901.

M. T. Steele [seal]

E. J. Steele [seal]

Witness: J. W. Neill

Acknowledgments

The State of Texas | County of Comanche

Before me, J. W. Neill, County Clerk in and for Comanche County, Texas, on this day personally appeared M. T. Steele, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 28th day of January, A.D. 1901.

J. W. Neill, County Clerk

The State of Texas | County of Comanche

Before me, J. W. Neill, County Clerk in and for Comanche County, Texas, on this day personally appeared E. J. Steele, wife of M. T. Steele, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said E. J. Steele, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 28th day of January, A.D. 1901.

Filed for record the 28th day of January, A.D. 1901, at 1 o'clock [A.M./P.M. *uncertain*], and recorded the 28th day of January, A.D. 1901, at 2 o'clock P.M.

J. W. Neill, [County Clerk,] Comanche County, Texas. By F. L. Little, Deputy.

Note: this 1901 deed confirms that by this date the Roberts–Steele subdivision (the land north of Jimmie's Creek originally deeded by Elias and Melvina Roberts through Wm. Carnes to A. K. Steele) had passed to M. T. and E. J. Steele, and was here being sold onward to E. C. Steele — the same E. C. Steele seen as grantee in the 1890 Elizabeth Steele deed transcribed earlier. Several figures (the interest rate, some survey directions) are garbled or missing in the source scan and are marked as uncertain rather than guessed at.