

Deed of Conveyance

John C. Roberts to J. F. Bodiford — Robertson County, Texas (1896)

The State of Texas | County of Robertson

Know all men by these presents: That I, John C. Roberts, of the County of Robertson, State of Texas aforesaid, for and in consideration of the sum of \$90.00 cash [in hand], and \$270.00 (Two Hundred and Seventy Dollars), to be paid and secured to be paid by J. F. Bodiford, by his three vendor's lien notes, as follows: 1st note, \$90.00, Ninety Dollars, due Oct. 1, 1897; 2nd note, \$90.00, Ninety Dollars, due Oct. 1, 1898; 3rd note, \$90.00, Ninety Dollars, due Oct. 1, 1899 — each note dated Oct. 1, 1896, and drawing 10% interest from date until paid — have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said J. F. Bodiford, of the County of Robertson, State of Texas, all that certain tract or parcel of land lying and being situated in the County of Robertson, Texas, and being 40 acres, more or less, of the Howard F. Thornton Survey of 640 acres, said 40 acres described as follows, to wit:

Beginning at a stake on the west boundary line of the Thornton survey, from which a post oak 12 inches in diameter, marked X, bears [*direction/distance uncertain*] 6 vs. Said stake is the N.E. corner of Colen Bodiford's 152-acre [tract]. Thence N. 30 W. with the western boundary line of the Thornton survey, 486 vs. to a stake for the N.W. corner of this 40 acres. Thence N. 62 East along the South line of the public road, 526 vs. to J. C. Pearson's N.W. corner, a stake from which a post oak 14 inches in diameter, marked X, bears S. 30 E. 2 vs. Thence S. 30 E. 540 vs. to J. C. Pearson's S.W. corner. Thence South 60 West 540 vs. to the place of beginning. The 40 acres herein conveyed is known as Lot No. (6) Six.

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 J. F. Bodiford, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said J. F. Bodiford, 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 notes, and all interest thereon, are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Witness my hand at Bremond, this 1st day of October, A.D. 1896.

John C. Roberts

Witness at request of Grantor: **Edw. W. Roberts**

Acknowledgment

The State of Texas | County of Robertson

Before me, W. A. Pumple, a Notary Public in and for Robertson County, Texas, on this day personally appeared John C. Roberts, 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 12th day of January, A.D. 1897.

(L.S.) W. A. Pumple, Notary Public, Robertson County, Texas

Filed for record at 11 o'clock A.M., Oct. 30th, A.D. 1900, and was duly recorded at 2 o'clock P.M.

W. W. Wilson

Note: another 1890s sale by John C. Roberts out of the Howard F. Thornton 640-acre survey, this time 40 acres ("Lot No. 6") to J. F. Bodiford — the same Bodiford named as a boundary reference in the John C. Roberts–Caskey deed. The tract also borders land held by Colen Bodiford and J. C. Pearson, suggesting the Thornton survey had already been subdivided into numbered lots among several neighboring families by this date. Edw. W. Roberts appears again here as a witness, having served as notary on the companion Caskey deed — both roles point to him being an active, literate member of the local Roberts family circle, though his exact relationship to John C. Roberts is still unconfirmed. This deed was signed Oct. 1, 1896, notarized January 12, 1897, and — like the Caskey deed — not filed for record until October 30, 1900, suggesting both instruments were recorded together in a single batch nearly four years after execution.

Spell-corrected transcription prepared from OCR scan. Obvious OCR errors corrected; punctuation and spacing normalized; original wording and content otherwise preserved.