

Two Deeds of Conveyance

John C. Roberts to Colen Bodiford — Robertson County, Texas (1885 and 1889)

Deed 1: October 1, 1889 — 44¼ Acres

The State of Texas | Robertson County

Know all men by these presents, that I, John C. Roberts, of said State and County, for and in consideration of the sum of One Hundred Dollars to be paid to me by Colen Bodiford of said State and County on the first day of October, 1890, and which is in evidence by his promissory note bearing 10% interest, of even date with this deed, have this day bargained, sold, transferred and released to Colen Bodiford the following tract of land, a part of the Howard F. Thornton 640-acre survey, about 6½ miles east of Bremond, Robertson County, Texas, described as follows, to wit:

Beginning at the S.W. corner of said 640 [acre] survey; Thence [*N. or E., direction uncertain*] with the South line of said 640-acre survey 485 vrs. to a stake in said South line, from which a post oak marked X bears S. 25½ W. 4 vs. Thence N. 30 W. 575 vs. with the line of Lot No. 12 heretofore sold him, to a stake, a post oak marked X bears [*direction uncertain*] 37 vs., and a post oak marked X bears S. 85¼ E. [*distance uncertain*], 455 vrs. to the west line of said 640 survey, a stake in said west line from which a post oak marked X, 25 inches in diameter, bears N. 30 W. 24 vrs. Thence S. 30 E. 515 vs. to the place of beginning, containing 44¼ acres, more or less.

To have and to hold the above described lands unto the said Colen Bodiford forever; and I, the said John C. Roberts, will warrant the title to the said land here sold unto the said Bodiford, his heirs and assigns forever, against myself, my heirs and assigns, and all other persons claiming the same or any part of this land — hereby retaining the vendor's lien upon said 44¼ acres of land here sold until said note, bearing even date with this deed, is paid, together with all the interest on said note from this date.

This October the first, one thousand eight hundred and eighty-nine. Oct. 1st, 1889.

John C. Roberts

The State of Texas | Robertson County

Personally appeared before me, W. A. Pumple, a Notary Public in and for said County, John C. Roberts, who is well known and personally known to me, and acknowledged to me that he signed the foregoing deed for the purposes therein set forth. This Dec. 10th, 1889.

W. A. Pumple, N.P., R.C., Tex.

Filed for record the 14th day of Nov., 1895, at 12 o'clock. Recorded the 16th day of Jan'y, 1896, at 3:40 P.M.

F. J. Miller, Clerk

Note: signed and acknowledged in late 1889, this deed was not filed for record until November 1895 — nearly six years later, and recorded a further two months after that, in January 1896.

Deed 2: November 1, 1885 — 95 Acres in Two Tracts

The State of Texas | County of Robertson

Know all men by these presents, that I, John C. Roberts, of said State and County, for and in consideration of the sum of Six Hundred and Fifty-Five Dollars and Twenty-Five Cents (\$655.25) to be paid by Colen Bodiford of said State and County, and which is in evidence by his promissory note drawing 10% interest from date until paid, given for 95 acres of land, more or less, in two surveys in said State and County: one tract of 43 acres, more or less, in the Howard F. Thornton survey of 640 acres, about 6 miles east of Bremond in said County; and the other tract of 52 acres, more or less, on the Wm. J. Smith survey, which lies south of the Thornton survey, the two tracts joining each other. The W. J. Smith tract is known as the Galloway tract, as Dr. Galloway formerly lived on said tract of 52 acres, which was sold to J. C. Roberts by William Martin, and by the Sheriff of Robertson County to William Martin. The 43 acres on the Howard F. Thornton survey is described as follows:

Beginning at a stake in the South line of the Thornton survey, from which a post oak marked X bears S. 25½ W. 4 vrs. Thence N. [*bearing uncertain*] 540 vrs. [*to a stake*], from which a post oak marked X bears S. 85 E. 1¼ vrs. Thence [*N.*] 60 E. 475 vrs. [*to a*] bending post oak, 16 inches in diameter, bears S. [*direction/distance uncertain*]. Thence S. 30 E. 520 [*vrs.*] to a stake on the line of said Thornton survey of 640 acres. Thence S. 6° W. 475 vrs. to the place of beginning, containing 43 acres, more or less.

The other tract of 52 acres is further described as a part of the Wm. J. Smith survey, on Harrison Creek:

Beginning on the [*North?*] boundary line of the Smith survey, a stake for corner, from which a post oak 10 inches in diameter bears S. 47° W. 10 vrs. Thence N. 60 E. [*with said line*] to a stake, from which a post oak 10 inches in diameter [*and*] a post oak 12 inches in diameter [*bear, description unclear*]. Thence S. 30 E. 218 vs. to the head of the creek, [*near*] an Elm tree and a Black Jack, S. 30 E. Thence [*South*] with the creek to the head of the creek for corner, [*continuing*] 10 vs. E. to a pin oak 12 inches in diameter, to a hickory 5 inches [*in diameter*]. Thence N. 30 [*W.*] to the place of beginning, containing 52 acres, more or less.

And I, the said J. C. Roberts, do bargain, sell and release said land unto said Colen Bodiford, of said State and County, for said consideration of his note for \$655.25, dated May 1st, 1885, with interest until paid. Said note is given for the purchase money of said two tracts of land and the improvements on the same, and the vendor's lien is retained until said note is paid and discharged.

And I, the said J. C. Roberts, do bind myself, my heirs and assigns, forever to warrant and defend the title to the above two described tracts of land to the said Colen Bodiford, his heirs and assigns, forever, against myself, my assigns, and all other person or persons claiming the same.

In testimony, I have this day set my hand and seal, using scroll for seal, and retaining the vendor's lien until said note is paid, this November 1st, eighteen hundred and eighty-five. 1885.

John C. Roberts

Note: this earlier (1885) deed is the more heavily damaged of the two in the original scan — several bearings and distances in both tract descriptions are garbled beyond confident reconstruction and are marked accordingly rather than guessed at. No acknowledgment or filing information survived in this portion of the scan. The deed establishes that John C. Roberts had acquired the 52-acre Galloway tract (Wm. J. Smith survey) from William Martin, who had himself acquired it via Sheriff's sale in Robertson County — a chain worth tracing further if that tract matters to the research. Together, these two deeds (1885 and 1889) show John C. Roberts selling at least 139¼ acres to Colen Bodiford across three separate transactions in this set (43, 52, and 44¼ acres), all adjoining or near the Howard F. Thornton survey.

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