

THIS INDENTURE, Made this the twelfth day of February, in the year of our Lord one thousand eight hundred and ninety-four, between J. F. Cannon and wife M. M. Cannon of Cabarrus and wife M. E. Cannon and P. B. Stetzer and wife J. M. Stetzer of the County of Cabarrus and State of North Carolina, of the first part, and J. M. Coley

of the County of Cabarrus and State of North Carolina, of the second part,

WITNESSETH; That the said parties of the first part, for and in consideration of the sum of Two Hundred and Twenty Five \$/100 Dollars, to said parties of the first part in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described real estate, situate, lying and being in the County of Cabarrus, and State of North Carolina, bounded as follows, to-wit:

on the waters of Irish Buffalo Creek, joining lands of S. H. White, late H. White and Dr. H. Fisher. Beginning at a stone on White's line and run N 35 1/2 W 36 ft. to a stone in the hollow, below four little water lake, then N 17 1/2 W 27 ft. to a stone near the branch under a bycannon; then N 30 E 35 1/2 ft. to a stone Fishers corner, then S 80 E 50 ft. crossing the branch to a stone, Fishers corner, then S 27 1/2 W 54 1/2 ft. to the beginning, containing 1/4 acres 2 R. 2 1/2 p. being the same tract conveyed to parties of the first part by Abner Skimming and wife by deed dated September 1st 1886, registered in Book 33 pages 546 and 547 of Record of deeds for Cabarrus County.

TO HAVE AND TO HOLD all and singular the above granted premises, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said J. F. Cannon and wife M. M. Cannon, J. F. Cannon and wife M. M. Cannon, P. B. Stetzer and J. M. Stetzer of the first part, for themselves their heirs, executors and administrators, do hereby covenant with the said party of the second part, his heirs and assigns, that they are seized of the premises in fee-simple; that the said premises are free from all incumbrances; that they have good right and lawful authority to sell the same; and that they will warrant and defend the said premises unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whatsoever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand S. and seal S., the day and year first above written.

Signed, sealed and delivered in the presence of

J. F. Cannon (SEAL)
M. M. Cannon (SEAL)
J. F. Cannon (SEAL)
M. E. Cannon (SEAL)
P. B. Stetzer (SEAL)
J. M. Stetzer (SEAL)