

Liberty.

In the County of ~~Harris~~ ^{Liberty} on the second day of October
One Thousand Eight Hundred and thirty Six. before
me ~~Wm. H. H. H.~~ Judge of the County of Liberty
and in the presence of the Citizens Franklin Hardin
and Andrew Briscoe instrumental witnesses —
besides those of my assisting witnesses with whom I
authenticate. appeared the Citizen Stephen Nicholson
resident of this County whom I know. and to whose act
I give full faith and legality, who declares that for him-
self and in the name of his Children, Heirs and succe-
ssors. he sells grants and conveys in public and real
sale and perpetual alienation by way of successi-
on right forever to the Citizen James Morgan the equal
undivided south half of his League of Land and which
said League of Land was conceded to the said Stephen
Nicholson in the name of the State of Coahuila and
Texas by the Empresario Joseph ~~H. H.~~ and Commissioner
Geo. Antonio Nixon on the Twenty Fifth day of July in
the Year One Thousand Eight Hundred and thirty
Five, and which belongs to him in property and possession
by virtue of said Concession, and Title thereto corresponding
Archived by said Commissioner. Geo. Antonio Nixon in
the archives of the Colony on the date aforesaid. and
which he declares and warrants not to have ~~previously~~ sold
leased or Mortgaged and it is free from all charge or
incumbrance whatsoever. and as such he sells it to the
said James Morgan his heirs and successors forever
for the sum of One Thousand Dollars payment of which
he acknowledges to have received full and complete and
to his entire satisfaction, and he therefore renounces
the Laws "Non numerata Pecunia" "No Entrega y Puesta"
and all their provisions and he declares that One Thousand
Dollars is the just price and full and true value of
the said ~~south half~~ ^{half} League of Land that it is not
worth more. that he has not found one who would
give him more, and if it be now, or is ever hereafter
worth more of the excess of value be it much or little
he makes a pure perfect and irrevocable donation —
thereof in favor of the said James Morgan his heirs
and successors forever and furthermore he renounces the

Law ~~title~~ One, Book Ten of the "Nova Recopilacion" which treats of Contracts of sale and exchange and from this day forward forever he dispossesses himself of desists from and relinquishes for himself and his heirs and successors the dominion title recourse and possession in the said South half of League of Land and cuds renounces transfers and forever conveys it with all its privileges uses and appurtenances and with all its rights and actions real mixed and executive that he may possess use and dispose of it as his own property acquired by a legal title and a just and lawful purchase, he his heirs and successors or whosoever shall hold under him or them and confers upon the said James Morgan, an irrevocable power with full and general administration, by which of his own ~~accord~~ authority or Judicially he can possess himself of the said Half League of Land and take of it the actual tenure and possession which by right belongs to him and furthermore this sale being made in good faith for value received equal equitably and truly to that of the said Land he the said Nicholson to render the conveyance thereof complete perfect and perpetual binds and obligates himself his heirs and successors and representatives and all and every one having interest right or claim in any manner under him or them and his or their property present and to come to warrant defend and make good this title Deed to him the said Morgan his heirs and successors forever and to all these declarations and renunciations to the observance thereof strictly closely and truly and to the renunciation of all Laws which might favor him or those who may succeed or represent him, and in particular to the renunciation of that which prohibits the general renunciation, he binds and obligates himself and his heirs and successors, and his and their property present and to come and with them submits himself to the power and Jurisdiction of the tribunals which of right ought to take cognizance of this matter in order that they may compel him under them by all the rigors of the Law and executive process as by a definitive judgment of a competent tribunal passed with all the force of a competent R^{is} —

Judicata and confessed, this he admits and signs before me. The instrumental witnesses before named and those of my assistance with whom I authenticate in confirmation thereof

Stephen Nicholson

Instrumental Witnesses

A. Briscoe
L. Martin

J. H. Gardier

Assist. Witnesses
Geo. M. Patrick

Assist. Witnesses
Dan. H. Coit

Republic of Texas
County of Liberty

Before me J. H. Miles
Recorder for said County

appeared Daniel P. Coit — — —
and being by me duly sworn depose and swear that that ~~by~~ ^{by} Stephen Nicholson execute the within conveyance, that ~~he~~ ^{he} the said Daniel P. Coit — subscribed ~~his~~ ^{his} name thereto as witness, and that ~~he~~ ^{he} knew the said Stephen Nicholson to be the individual described in and who executed the said conveyance

I was to & subscribed ~~by~~ ^{by} Dan. P. Coit
before me on the ninth
day of May — A.D. 1858
Geo. M. Miles
R. L. C.

This certifying that the foregoing instrument and certificate are recorded in my office on the ninth day of May A.D. 1858 in said Book B.D. pages 108, 109, 110 & 111
Geo. M. Miles
R. L. C.

Stephen Nicholson } Deed
To James Morgan } Sheriff's Office
of land

1836

Filed for record
March 27 1893 at
9 o'clock am

B. F. Cameron
Clerk C. C. & Co

Fee \$2⁰⁰

Filed for record March 27th 1893 at 9 o'clock am
and recorded May 22nd 1893 at 1³⁰ o'clock PM in
Book "K" of the Deed Records of Liberty County
on pages No 542, 3, 4 & 5. Given under my hand
and seal of office May 22nd 1893
B. F. Cameron Clerk C. C. & Co
By A. A. Cameron Deputy