Jacob Brown
To
Lewis Anderson

This Indenture made and dated the third day of April in the Year one thousand Eight-hundred and Seventy three
Know all Men by these presents that we Jacob Brown and Annie his Wife of the City of Pensacola and in the County of Escambia and State of Florida Jr and in Consideration of the sum of Fifty-Dollars Lawful money of the United State of America to us in hand paid the receipt whereof is hereby Acknowledged have granted bargained sold and by these presents do grant bargain sell and Convey unto Lewis Anderson of the same place County and County aforesaid all that Certain piece or parcel of Land situate in the County of Santa Rosa and State of Florida and described as follows beginning at the North side of Point Bayan thence running So 80-20' E on Philip Point Southern Boundary. To the back of Eastern line of the Hernandez Grant thence Southwardly along the said line to the North East Corner of Henry Browns purchase thence south along the said Southern Boundary line of Henry Brown to a Stake standing in the marsh on the Eastside of Point Bayan and joining the lands of A P Margroff purchase on the South West side of Point Bayan thence running down the Center of Point Bayan West to the place of beginning at the North side of Point Bayan and Philips Point Southern Boundary; Containing twenty acres more or less this is the entire undivided half of the tract Containing forty Acres more or less - the land hereby Conveyed is the North half of a piece of Land Containing in all forty Acres more or less and formerly Conveyed from John Brown to Jacob Brown on the 27th Day of February 1879 by John Brown and Wife A P Margroffs purchase of the said forty acre tract lying on the southside of Point Bayan, and on Escambia Bay and Lewis Andersons other half of the said forty Acre tract lying on the Northern side of Point Bayan with all the appurtenances and all the right title Interest Claim and demand of us the said Jacob Brown and Annie his Wife or either of us in the premises to have and to hold the same with the appurtenances unto the said Lewis Anderson and his heirs in fee simple forever

And I the said Jacob Brown Jr myself and my heirs do hereby Covenant and agree to and with the said Lewis Anderson and his heirs and assigns that I am now the owner of the said premises and am seized of a good and indefeasible estate of Inheritance therein and that I have full right and power to sell and Convey the same in fee simple absolute, that the said premises are free and Clear of all incumbrances that the said Lewis Anderson his heirs and assigns may forever hereafter have hold, possess, and enjoy the same, without any suit, molestation, or interruption by any person whatever lawfully Claiming any right thereto and that I the said Jacob Brown, and all persons hereafter Claiming under me, will at any time hereafter, at the request of the said Lewis Anderson, his heirs or assigns, make all such further assurances for the more effectual Conveying of the said premises with the appurtenances as may be reasonably required by him or them, and that I the said Jacob Brown and my heirs will warrant and defend the said premises with the appurtenances unto the said Lewis Anderson and his heirs and assigns forever

In testimony whereof we have hereunto set our hand