Whereas Mrs Caroline Popkins the widow of John Popkins, Esq. deceased, of Southampton County, Virginia was possessed of Nine hundred and twenty seven acres of land or less in said County which she held at Dower and the heirs of her said husband and which at her death passed to the children and heirs of said John Popkins dec'd viz Richard S. Popkins, Nannie Popkins wife of John C. Griffin and Mary F. wife of Kenneth M. Urquhart — all of whom are now twenty one years of age, and whereas the said John C. Griffin has purchased of said Richard S. Popkins his share (one third) and has paid him the sum of Fourteen hundred dollars, and has also purchased the share (one third) of Mary F. for the sum of Twelve hundred and fifty dollars. Now therefore This Deed made this 2nd day of March one thousand eight hundred and seventy four between the said Richard S. Popkins and Nannie his wife and Kenneth M. Urquhart and Mary F. his wife of the first part, and the said John C. Griffin of the other part Witnesseth that the parties of the first part, in consideration of the said sum of Twenty respectively paid to them by the said John C. Griffin as aforesaid do grant with general warranty unto the said John C. Griffin, and to his heirs and assigns forever the lands aforesaid, which adjoin the lands of said K. M. Urquhart and wife John Powell, of H. Holmes West of Commonwealth Estate, Gladmond Hoover and Richard S. Popkins together with all and singular the appurtenances belonging to the same — and the parties of the first part covenant to warrant the title to the land hereby sold to said John C. Griffin and to his heirs and assigns forever. Witness the following signatures and seals.

Examined

R. S. Popkins (Seal)
N. Popkins (Seal)
K. M. Urquhart (Seal)
M. F. Urquhart (Seal)

Virginia Southampton County, to wit:

I, M. D. Butler a Justice of Peace in and for said County and State aforesaid do certify that Richard S. Popkins and Kenneth M. Urquhart parties to the foregoing writing personally appeared before me and acknowledged the same to be their act and deed. Given under my hand this 2nd day of March 1874.

M. D. Butler J.P.

Virginia Southampton County, to wit:

We, M. D. Butler and C. F. Porter Justices of the Peace in and for said County and State aforesaid do certify that Mrs Nannie Popkins wife of R. S. Popkins and Mrs Mary F. Urquhart, the wife of Kenneth M. Urquhart parties to the foregoing writing personally appeared before us in our said County, and being examined by us privately and apart from their said husbands respectively and having the said writing fully explained to them, she the said Nannie Popkins and the said Mary F. Urquhart acknowledged the same to be their act and deed and declared that they had willingly executed the same, and that they do not wish to retract it. Given under my hand this 2nd day of March 1874.

M. D. Butler J.P.
C. F. Porter J.P.

Southampton County, to wit: In the Clerk's Office April 2nd 1874.

This Deed of Bargain and Sale from Richard S. Popkins & wife and Kenneth M. Urquhart & wife to John C. Griffin was this day received and together with the certificate thereto annexed admitted to record.

Test, S. R. Edwards Clk.