

1935-1954

FSTC: Cornelius A. Gaston : G

Fairhope

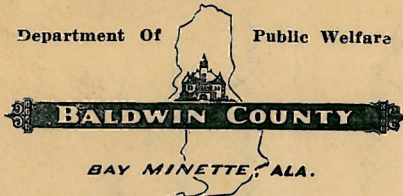
10517-~~6~~

130



Department Of

Public Welfare



Dr. C. A. Gaston  
Fairhope, Ala.

Says he made a payment of Rent with  
application but no record found  
either of payment or charge for 1926 rent.  
though record was searched back to  
July 1, 1925



Jan. 4, 1926 pg. 141

Superintendent L. & H.  
reported value of \$25  
in partial clearing &  
red timber on W 1/2  
SE 1/4 NW 1/4 Sec 14.

Dec 21, 1925, pg. 140

Application of G. W. Sabell  
for west 1/2 of SE 1/4 of  
NW 1/4 of Sec. 14, was  
referred to Enst. Lands  
& Highways, for report  
on clearing.

Reconsidered by document  
& reported no charge  
due on clearing or  
timber

(over)



Jan. 12, 1944

Mr. George R. Gabel  
Fairhope, Alabama

Dear Mr. Gabel:

I find that I made an error in calculating your rent-indebtedness yesterday, collecting from you only enough to pay the penalty to date and the rent to July 1, 1943, instead of to July 1, 1944.

Mr. Wolcott's figures were correct. I made my error in using the ledger account and the 1944 rent had not been entered in the ledger at the time.

To pay your rent to July 1, 1944 it will be necessary for you to return the \$27.47 we returned to you on receipt of the Bank check for \$88.72. Trusting you will attend to this immediately, I am,

Very truly yours,

---

Secretary.

Copy to Bank of Fairhope.





THIS SIDE OF CARD IS FOR ADDRESS



Fairhope Single Tax Colony  
Fairhope  
Ala.



Dear Sirs. I  
I suppose you are  
wondering why I  
haven't been here  
the last few months  
I have been down  
with a bad case of  
arthritis. Haven't  
been able to work  
for nearly three  
months & so far  
have no hopes of  
working soon. But  
as soon as I am  
able to work or  
have something to  
sell - will call  
on you. So sorry.  
George R. Gabel



Dec. 21, 1942

Mr. Geo. R. Gabel  
Fairhope, Alabama

Dear Mr. Gabel:

Your \$35.00 remittance was received and I believe a receipt was mailed to you.

The Council agreed to delay and further action with regard to your account until you have further opportunity to see what you can do.

We shall expect payment next week as you promise in such amount as you may be able to get for the sale of your turkeys and I suggest that you tell us then, as nearly as you can just what you expect to be able to do during the next year.

I have a copy of your 1942 state and county tax bill in the amount of \$9.70 which should be paid before the end of the year and the receipt turned in for credit on your account. You better try to get the above amount together and bring it in and we will forward it to the tax collector with some other payments we are making.

Very truly yours,

---

Secretary.



Fairhope Single Tax Colony,

Enclosed you will find  
\$35.00.

Will send some more  
between Xmas. and New Year  
I have a few turkeys to sell  
and I'll send you what I get  
out of them right after Xmas.  
Am rather hard pressed now  
as I have two notes due  
this month besides yours but  
you shall get more as I promised  
Geo. Gabel



Dec. 11, 1942

Mr. George R. Cabel  
Fairhope, Ala

Dear Mr. Cabel:

At the last meeting of the Executive Council call was made for a report of the response of lessees to the Council action of October 15, of which you were notified by letter of Oct. 31.

It was necessary to report that you had made no response and on reviewing your account for the Council it was declared to be unsatisfactory and direction given that you be advised by letter that unless you make satisfactory settlement or satisfy the Council of justifiable extenuating circumstance, the Corporation must resort to the terms provided in the lease contract for the collection of delinquent rent.

The Council will hold its last regular meeting of this year Thursday night the 17th.

Very truly yours,

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Secretary



Oct. 31, 1942

Mr. George R. Gabel  
Fairhope, Ala.

Dear Lessee:

At its regular meeting of October 15, our Executive Council directed me to "notify all lessees having delinquent accounts that are not being satisfactorily reduced, that unless payment in satisfactory amount is made before January 1, their property will be offered for sale as provided in the lease contract."

No definition was given of what constituted a satisfactory reduction in the delinquent account and I am notifying all lessees who have an account that is more than six months in arrears.

While your payments this year show a considerable improvement over some years past when the account was badly neglected, I do not believe that the Council will consider this year's payments as satisfactory, giving due consideration to the extent of your debt and to the improved economic conditions. I note that your last payment was made approximately four months ago and that your 1942 tax receipt has not been turned in for credit.

Please give this matter your immediate attention and let us hear from you.

Very truly yours,

---

Secretary.



Feb. 21, 1950

Mr. Jno. I. Gabel  
Route #2, Box 81  
Pensacola, Fla.

Dear Mr. Gabel:

It has come to our attention that some lessees of lots such as your lot on Equality St. which you leased in August, 1943, have abandoned their original plan for using the land leased and have offered to transfer the lease to another in consideration of his paying them a bonus.

At its meeting of Feb. 16, the Council directed me to write to every lessee of an unimproved and unused lot whose lease was issued prior to January, 1948 and remind him that the asking or accepting of a bonus for the transfer of an unimproved leasehold is a violation of the lease contract and of the agreement he made over his signature when he made application for his lease.

Lessees of unimproved lots cannot recover past rents paid without violating the terms of the contract. Any rent paid last year was for the use of the land during that year. If the lessee neglected to make any use of the land in 1949 that is his loss and it is the intention of the corporation to prevent such lessee from collecting from another the rent he has paid for time that has past.

I was directed by the Council to advise all lessees such as you who are not making present use of your land that if your plans have changed and you do not now intend to use the land you leased the Council will consider any equitable terms of surrender of your lease so you may be relieved of the further payment of rent.

Enclosed find copies of the application, lease and constitution with the parts pertinent to this question underlined for your convenience.

Very truly yours,

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Secretary



May 6, 1949

Mr. John I. Gabel,  
Rt 2, Box 381  
Pensacola, Florida.

Dear Mr. Gabel:

Having received an application for the Lot to which we had declared your lease forfeited, an appraisal was made of the value of the trees.

The result was an appraisal value of \$125.00. Since this was appreciably more than the amount owed to us it appears that our action in declaring your lease forfeited was not as provided in the lease contract.

The lease does provide, however, that if the rent be unpaid for more than six months after becoming due, the corporation is authorized to sell the improvements at public sale and make transfer of the lease to the purchaser, provided notice of such sale has been made by one published notice ten days prior to the sale.

The Council has directed that such notice be made in the Fairhope Courier Thursday May 12. Monday May 23 will probably be set as the date of sale. If you wish to retain your lease in effect you will have to give attention to this.

I have given the applicants Mr. and Mrs. J. P. Coleman your address and they will probably get in touch with you to try to secure a transfer of your lease to them. Since the rent now owing to July 1 is \$47.44, should they offer to pay the rent now due and pay you \$75 or \$80 it seems to me it would be well worth your while.

Should you not make a transfer or pay up the rent and the property does go to sale there is no certainty it will bring as much as \$125.00. It will have to be sold to the highest bidder and all over and above what is needed to pay the delinquent charges and the cost of the sale will be paid to you.

It may be the Colemans will not make as good an offer as I have suggested they might and it is possible we have been too high in our appraisal.

Yours very truly,

C.A.Gaston

Secretary.



April 11, 1949

Mr. John I. Gabel.  
Rt. 2, Box 381  
Pensacola, Florida.

Dear Mr. Gabel:

Having received no reply to our letter of March 24th advising you of the delinquency in your rent on Lot 2 and west 8½ feet of Lot 3, Block 13, Division 4, the Executive Council took action at its meeting April 7th to declare your lease of August 27th 1943. to the above described forfeited.

If you desire to reinstate your lease rights you will have to act at once. The Publication of our Council minutes in the Fairhope Courier this week, noting the above Council action, will constitute public notice that the Lot is open for lease and it is probable the lot will not remain unleased for very long.

Very truly yours,

---

C.A. Gaston

Secretary.



March 24th.1949

Mr. John I. Gabel.  
Rt 2. Box 381  
Pensacola, Fla.

Dear Mr. Gabel:

You will note from the enclosed that you now owe all of last years rent and the first half of this year.

Your Lot is rated as an unimproved Lot and the lease contract paragraph (6) provides that if the rent due on such a Lot is unpaid for ninety (90) days after the due date the lease may be declared forfeit without notice.

Our next Council Meeting will be on April 7 and if we have not heard from you by that time I feel quite sure the Council will direct that your lease be cancelled by forfeiture and that your Lot be declared open for lease. If you do have an interest in holding the Lot you are urged to act at once.

Very truly yours,

---

C.A.Gaston.

Secretary.



June 19, 1936

Mr. John I. Gabel  
Fairhope, Ala.

Dear Sir:

The inclosed statement shows the balance due on your rent account after credit of \$15.00, cash paid by your father recently.

It is apparent that frequent and substantial payments will have to be paid to enable you to pay off the amount due in a reasonable time.

Unless some regular plan of payment is offered by you, I do not believe the Corporation will feel it can afford to secure you against resort by it to the terms of the lease contract providing for the collection of delinquent rent through sale of the property. I believe, however, that should you make us an offer to make payments of \$15.00 monthly until the account is paid up, that they would ~~would~~ give such assurance provided the agreement was lived up to and the payments made regularly. A considerable demand is developing for property such as yours.

Very truly yours,

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Secretary

CAG/mg



May 26, 1934

Baldwin County Rural  
Rehabilitation Committee,  
Bay Minette, Ala.

This will advise that while this Corporation does feel that its constitution and charter will authorize it to make the usual form of waiver in favor of John Gabel, as provided under your plans, we are willing to waive our statutory claim as landlord on the crop he is raising and in which he is or will may be aided by you, with the hope that this will make him available for other form of relief.

Respectfully,

FAIRHOPE SINGLE TAX CORPORATION,

By \_\_\_\_\_ Sec



Jan. 29, 1940.

Mr. John Gabel,  
2428 N. 12th Ave.,  
Pensacola, Fla.,

Dear Lessee:-

Your offer to pay \$200.00 cash in full settlement of your rent to Jan. 1, 1940 was discussed at the last council meeting and the matter referred to the officers.

We have agreed that inasmuch as the improvements are not sufficient to ~~reasonably~~ amply assure the full collection of all the charges we will accept your offer and upon payment of the amount agreed to will give you a receipt for all charges to Jan. 1, 1940, provided payment is made now.

Dempsey Brown has paid \$5.42 on the first half of this year's rent and I believe you should add a sufficient amount to your payment to clear the rent at least for the first half of the year and let Mr. Brown make his payments to you.

Jerry Gabel was in and asked if he would be protected in going ahead with his lease of your lands and I said he would provided you went through with your proposition,

Very truly yours,

---



Pensacola, Fla.,  
Jan. 14, 1940

Mr. Gaston.,

Dear Sir.,

I spoke to you about  
reducing the rent for  
Casha so I am making  
you an offer of  
\$200.00 Cash for a Clean  
receipt up to 1940.

Please take this up  
at the next meeting,  
and let me hear  
from you.

Yours truly,

(Mr.) John Gabel,  
2428 N. 12. Ave  
Pensacola, Fla.



Dec. 4, 1939.

Mr. John I. Gabel,  
Fairhope, Ala.,

Dear Lessee:-

We have been informed by Mr. Dempsey Brown that he is occupying the improvements on your leasehold and will pay the agreed rent to this office on your land rent account.

Your property was assessed for taxation last year and I have a tax bill from the county collector in the amount of \$2.08 which should be paid before the end of this month to avoid additional penalty charges.

I do not believe the Corporation will be satisfied to let your account run along without more payment than is in prospect from Mr. Brown. I note that your present indebtedness including penalty to Oct. 1 is \$267.80.

Please write or call and let me know what prospects you have of paying this. If you will mail me the \$2.08 I will forward it to the tax collector or you can make payment direct stating that the remittance is for the payment of the taxes of John I. Gabel on assessment #508.

Very truly yours,

---

Secretary;



Dec. 4, 1939.

Mr. Dempsey Brown,  
R. R. Fairhope, Ala.,

Dear Sir:-

I have in my office the tax bill on the improvements of John I. Gabel in the amount of \$2.08. It is my recollection that you were to make some immediate payment to us on the rent account of Mr. Gabel and I would suggest that you also pay this tax bill which will be delinquent Jan. 1st.

I wish you would call and explain to me just what your agreement with Mr. Gabel is.

Very truly yours,

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Secretary.



Feb. 21, 1950

Mr. J. E. Gaston  
Fairhope, Alabama

Dear Mr. Gaston:

It has come to our attention that some lessees to lots such as some of your holdings, have abandoned their original plan for using the land leased and have offered to transfer the lease to another in consideration of his paying them a bonus.

At its meeting of February 16 the Council directed me to write to every lessee of an unimproved and unused lot whose lease was issued prior to January 1948 and remind him that the asking or accepting of a bonus for the transfer of an unimproved leasehold is a violation of the lease contract and of the agreement he made over his signature when he made application for the lease.

Lessees of unimproved lots cannot recover past rents paid by them without violating the lease contract. Any rent paid last year was for the use of the land during that year. If the lessee neglected to make any use of the land in 1949 that is his loss and it is the intention of the corporation to prevent him from collecting from another the rent he has paid for time that has past.

I was further directed by the Council to advise all lessees such as you who are not making present use of the land leased that if your plans have changed and you do not now intend to use the land you leased the Council will consider any equitable terms for the surrender of your lease so you may be relieved of further payment of rent.

Very truly yours,

---

Secretary



April 25, 1941

Mr. J. E. Gaston,  
Fairhope, Ala.,

Dear Jim:

In checking over your account I find that it has been credited with 1940 tax receipt credits in the amount of \$244.13 and your 1940 Town tax receipt when added will bring the total tax receipt credits to within \$3.62 of the rent charged for 1940.

In addition to the \$3.62 balance which will be owing on the 1940 rent after the Town tax receipt is turned in there is a balance for previous indebtedness amounting to \$102.76 and accrued penalty in the amount of \$74.56. It will therefore take a cash payment of \$180.94 to clear your indebtedness to the first of this year.

Hope you can get at this soon and make regular payments on it. We are having to charge you eight per cent on the 106.38, the \$48.25 Town tax which the Town is also charging you 6% on and the entire amount of the first half of this year's rent, \$148.00, some \$2.26 monthly.

Sincerely

---



July 15, 1940

M Mr. J. E. Gaston,  
Fairhope, Ala.,

Dear Jim:

Just another reminder that you still are considerably sort of paying all of last year's rent and this year's rent is now all due. Penalty charges are high.

Hope you are going to be able to make some additional payments soon.

7 \_\_\_\_\_



March 29, 1940.

J. E. Gaston,  
Fairhope, Ala.,

Dear Jim:

We have been advised by the trustees that an audit will be made within a short time and we feel that it behooves us to make as good a showing as possible.

The delinquent account shown on the statement recently sent you amounts to less than one year's rent but it is larger than many that represent several year's rent and a check over your ledger account shows that the balance owing at the beginning of the year has steadily increased since January, 1936.

You have not yet turned in your Town tax receipts and that on the home will be sufficient to pay a large part of the first half of the 1940 rent. We will appreciate your doing just as much as you possibly can. We hope to extend our improvement program this year but it will take money to do it.

Sincerely,

---



23.43  
10.50  
12.93

January 31, 1941

Mrs. M. E. George,  
Fairhope, Ala.,

Dear Mrs. George:

On checking our records and our copies of the leases issued it would appear that the west half of the platted alley was intended to be included on the lease of J. Raymond George, authorized by the Executive Council April 17, 1933. It is apparently clear that the lease given Mrs. Shaw at that time was intended to convey to her the east half of the alley and there does not appear to be any record of any application from you for the west half of the alley nor was it added to your leasehold in the land book.

While it is my opinion that the council considered that your and Raymond's leaseholds would be continued as a single leasehold or they would not have consented to such a division of the lands I presume surrender of Raymond's lease will have to be accepted if requested.

Your lease calls only for the land originally transferred to you from the Fairhope Theosophical Society and the rent on it is \$26.93 annually, \$10.50 less than you are now paying on the combined leaseholds.

Should Raymond wish to surrender his lease he should bring it to this office with an endorsement of surrender written on the back, providing that the surrender shall be effective six months from date of notice as provided in the constitution.

Very truly yours,

---

Secretary.



3.65

Oct. 7, 1941

J. Raymond George,  
Daphne, Alabama,

Dear Raymond:

Your mother informed us that you had no intention of keeping or paying the rent for this year on the land leased to you and adjoining her leasehold in block 13, division 1 and since there is no provision for the acceptance of a surrender without full payment of rent for six months after notice of intention to surrender is made in writing, I told her the best way to handle the matter appeared to be for the council to declare your lease forfeited for non-payment of rent.

Paragraph (6) of the lease contract provides "If the land leased be unimproved, or in the judgment of the Corporation the improvements thereon are not of sufficient value to secure the payment of the rent and cost of collecting same, then, in such event,, all rights under this lease shall be subject to forfeiture without notice, after the rents shall have been due and unpaid for ninety days."

Action on the above was taken at the last meeting of the council and we will appreciate it if you will return your copy of the lease to this office for cancellation, since it has been declared to be of no further force or effect.

Very truly yours,

---

Secretary.



Apr. 17, 1951

Mr. G. R. Gipson  
Fairhope, Ala.

Dear Mr. Gipson:

I have checked your account with us and find that your rent was paid in full at the end of 1949.

January 1, 1950 we made a charge for the 1950 rent in the amount of \$29.58. You made no payment that year until Dec. 27 when you turned in two car tax receipts for a credit of \$5.04. This left you owing on 1950 rent, \$24.54.

The first of this year we made a charge of the 1951 rent in the amount of \$35.38 and we sent you a bill for the first half, \$17.69, adding to it the \$24.54 balance of unpaid 1950 rent and the penalty charge for the delinquent 1950 rent.

January 6 we received xx the county tax receipt and we gave you credit for the amount of the tax, \$6.24 and yesterday Mrs. Gipson brought in an additional ten dollars in cash, making the total credits x for this year's payments \$16.24. As you will see that lacks by \$8.30 of being enough to pay the balance of 1950 rent that you owed at the end of 1950.

At the present time our books show that you still owe us \$8.30 of the 1950 rent and you owe us the first half of the 1951 rent, \$17.69 for a total of \$25.99, all of which is now delinquent. The accrued penalty charges to yesterday amounted to \$1.58

I hope this will be clear to you and that you will see that your total credits, \$5.04 for car taxes in Dec. 1950, \$6.24 for county tax in January this year and \$10.00 cash yesterday are all that you have paid since January 1, 1950, a total of \$21.28.

Very truly yours,

---

Secretary



Oct. 14, 1954

Mrs. Rola E. Gooden  
Fairhope, Ala.

Dear Lessee:

The 90 day grace period for payment of the rent on your unimproved Lot 4, Block 45, Division 4 expired the first of this month.

We wish to again call to your attention that leases to unimproved lots are subject to forfeiture without notice after the rent is due and unpaid for 90 days. We are however giving you this notice so that you may keep the lease in force by making immediate payment of the rent and delinquent charge now due.

Very truly yours,

---

Secretary

*Should not have been  
notified -  
My error  
BKE  
Had been paid since 2 Oct.*



Oct. 14, 1954

Mr. J. H. Griffin  
Fairhope, Ala.

Dear Lessee:

The 90 day grace period for payment of the rent on your unimproved lot East of your home leasehold expired the first of this month.

We wish to call to your attention that leases to unimproved lots are subject to forfeiture without notice after the rent is due and unpaid for 90 days. We are, however, giving you this notice so that you may keep the lease in force by making immediate payment of the rent and delinquent charges now due.

Very truly yours,

---

Secretary

Recd Oct 15, 1954  
cdsh



Dec. 22,,1948

Dr. C. G. Godard  
Fairhope, Ala.

Dear Doctor:

I want to apologize for the confusion in our attempts to arrive at a settlement of your account. I was further embarrassed when I later discovered that we were still a dollar ahead of you.

You will note that your receipt still shows an entry of \$107.07, the full value of the check, though one dollar was returned to you. However the items on the receipt add up to \$221.09 instead of \$219.09 as shown, the amount needed to balance the account. I am therefore enclosing another dollar and we are showing the amount on the receipt blank to be \$105.07 a part of the check received.

Thank you for your patience and consideration in this matter.

Sincerely,

---

Secretary



June 7, 1939.

Dr. C. G. Godard,  
Fairhope, Ala.,

Dear Sir:-

In discussing with our treasurer the matter of credit on your 1937 Town tax turned in for credit on your rent account May 23rd, we decided that, in consideration of your not having had previous notice this receipt would be allowed in the full amount of the tax paid.

I am therefore enclosing "Corrected Receipt" #7080 for \$51.35, instead of \$50.61 as shown on the receipt delivered to you, \$8.97 being credited to the full amount of the penalty due to May 23rd.

I also enclose a "Corrected Statement" #3446 made to conform with the credits shown above.

Your 1938 Town tax receipt will be creditable in the full amount of the tax paid when it is delivered to us.

I wish to call to your attention that penalty must be charged on all unpaid rent even though there may be outstanding tax receipts adequate to cover it; also that should the total of taxes exceed the rent the Town tax will be allowed only in such amount as may be necessary to balance the rent account and will not be allowed as a credit on any charge other than rent, as penalties, lease issuance fees, etc.

Very truly yours,

---

Secretary.



Sept. 10, 1942

Mr. and Mrs. Arrie Godwin  
Fairhope, Alabama

Dear Mr. and Mrs. Godwin:

An inspection of the land applied for by you reveals that all is cleared except for a growth of very young pines on a small area.

It is found that the area is 9.47 acres and the clearing value at \$10.00 per acre amounts to \$94.70. There are also some good posts on the south line which we are not taking into account.

Please advise me if you wish to go through with this application. The application has been approved by the Council, subject to payment for the improvements, though it is not necessary to pay the full amount now.

Very truly yours,

---

Secretary.



Jan. 7, 1943

Mr. B. B. Gooden  
Fairhope, Ala.

Dear Mr. Gooden:

At my request the Executive Council, at its meeting last night approved the surrender of your lease to lot 8, block 11, division 2.

I shall depend upon you to bring the lease to me at an early date, at which time I will write a proper endorsement thereon for you to sign.

Since this action is irregular and necessitated an unwarranted assumption of authority by me I trust you will give it your immediate attention.

Very truly yours,

---

Secretary.



Nov. 9, 1943

Mr. B. B. Gooden  
Fairhope, Alabama

Dear Mr. Gooden:

Paragraph (6) of your lease to Lot 8, Blk. 11, Div. 2 provides that: "If the land leased be unimproved, or in the judgment of the Corporation the improvements thereon are not of sufficient value to secure the payment of the rent and cost of collecting same, then, in such event, all rights under this lease shall be subject to forfeiture without notice, after the rents shall have been due and unpaid for ninety days."

All this year's rent has been due and unpaid for more than ninety days, and your lease may be considered forfeited without further notice unless you are heard from immediately.

Very truly yours,

---

Secretary.



Nov. 9, 1943

Mrs. Julia M. Dacovich  
Fairhope, Alabama

Dear Mrs. Dacovich:

Paragraph (6) of Dr. Dacovich's lease to the South 110 ft. of Lot 13, Blk. 4, Div. 3 provides that: "If the land leased be unimproved, or in the judgment of the Corporation the improvements thereon are not of sufficient value to secure the payment of the rent and cost of collecting same, then, in such event, all rights under this lease shall be subject to forfeiture without notice,



M. Dyson  
XXXXXXX

C. A.  
XXX

Sept 24, 1936

Mr. B. B. Gooden  
Fairhope, Ala.

Attn: Mr. J. E. Gooden

Dear Sir:

This is to notify you that the net<sup>1</sup> of NW<sup>1</sup><sub>4</sub> of Section 2 has been leased to A. A. Corte & Sons and future arrangements for the turpentine on this land will have to be made with them as lessees. This is in accordance with the terms of your lease contract.

Very truly yours,

---

Secretary

CAG/mg



Feb. 22, 1950

Mr. J. E. Gooden  
Fairhope, Ala.

Dear Mr. Gooden:

It has come to our attention that some lessees of lots such as your lot on Fairhope Ave., between Church and Summit Sts. which you leased in January, 1946 have abandoned their original plans for using the land leased and have offered to transfer the lease to another in consideration of his paying them a bonus.

At its meeting of January 16 the Council directed me to write every lessee of an unimproved and unused lot whose lease was issued prior to January, 1948 and remind him that the asking or accepting of a bonus for the transfer of an unimproved leasehold is a violation of the lease contract and of the agreement he made over his signature when he made application for the lease.

Lessees of unimproved lots cannot recover past rents paid by them without violating the terms of the contract. Any rent paid last year was paid for the use of the land during that year. If the lessee neglected to use the land in 1949 that is his loss and it is the intention of the Corporation to prevent such lessee from collecting from another any rent he has paid for time that has past.

I was further directed by the Council to advise all lessees such as you who are not making present use of your land that that if your plans have changed and you do not now intend to use the land you leased the Council will consider any equitable terms for the surrender of your lease so you may be relieved of any further payment of rent.

Enclosed find copies of the application, lease and constitution with the parts most pertinent to this question underlined for your convenience.

Very truly yours,

---

Secretary



July 7, 1941.

Mr. J. E. Gooden,  
Fairhope, Alabama,


Dear Mr. Gooden:

The Executive Council approved of the transfer to you from Clarence Johnson; but subject to a revision of the special contract.

This revision would be to give you the same terms given to Hays, of which I believe I told you, providing a flat rental of 25¢ per acre on all the land except that you were at liberty to use.

Please advise me if this will be acceptable to you so that I can draw up the proper papers.

Very truly yours,

  
Secretary.



NO BID  
C. A. G.

May 14, 1940

Mr. J. E. Gooden,  
Fairhope, Ala.,

Dear Mr. Gooden:

This is to advise you that we have leased the south half ( $S\frac{1}{2}$ ) of the northeast quarter ( $NE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Twentytwo (22) and propose to immediately ask for bids on the timber located thereon.

It will, of course, be necessary for you to remove your cups and I will appreciate it if you will inform me if this can be done in less than the thirty days provided for in the contract. I will also be pleased to accept a bid from you for the purchase of the timber.

Very truly yours,

\_\_\_\_\_  
Secretary.



March 29, 1940.

Mr. J. E. Gooden,  
Fairhope, Ala.,

Dear Mr. Gooden:

The amount of delinquent rent showing on the statement recently sent you, \$504.46, surely must suggest to you that the account must have some attention in the near future. Also it appears that you have not paid the Town taxes for the past four years or you have neglected to bring the receipts in here for credit.

In checking over your ledger account I find there has been a continuous increase each year in the balance of indebtedness brought forward since 1936 and that there has been no cash payment on your account since 1935 with the exception of \$5.60 paid in 1936.

Our trustees have advised us that there will be an audit soon and it behooves us to make as good a showing as possible. Also our town is growing and there is an increasing need for public improvements for which cash is needed so that they may be provided most economically.

Very truly yours,

---

Secretary.



July 19, 1939.

Mr. J. E. Gooden,  
Fairhope, Ala.

Dear Sir:

We have leased to Fred A. Thompson and Jack Thompson the forty acres immediately south of the Chamness place in section 22.

Please get in touch with them as early as you can to learn their wishes with regard to the timber.

You will accept this as notice from us of termination of your lease from us as provided in the agreement.

Should there be any complications concerning the trees leased to the Government I would appreciate information there on at your earliest convenience.

Very truly yours,

CAG:HGC

---

SECRETARY.



Apr. 21, 1939.

Mr. J. E. Gooden,  
Fairhope, Ala.,

Dear Mr. Gooden:-

Some time past you told me of the possibility of removing certain of the cups from the trees on our lands in cooperation with a government crop control plan.

I would appreciate your letting us know just what is proposed concerning this in the form of a report that can be presented to the Council.

Very truly yours,

---

Secretary.



Dec.11, 1942

Mr. E. D. Goodrich  
Fairhope, Alabama

Dear Mr. Goodrich:

Find enclosed receipt for \$6.00 allowed for payment of the bill presented for work done on the roads. It was the sense of the council discussion that in the future work should be authorized in advance.

On a recent check of the tax records at Bay Minette it appeared that your 1942 state and county taxes had not been paid. We are now making payment of such tax bills for our lessees whose rent accounts are paid up but it is noted that you still owe between twenty-one and twenty-two dollars.

If you are going to be able to pay off this balance this month in ample time for us to pay the tax before penalties accrue we will do so; if not we suggest that you pay the tax this month and turn the receipt in for credit. You may get our copy of the bill to accompany your remittance.

Very truly yours,

---

Secretary.



Oct. 7, 1939.

Mr. E. D. Goodrich,  
R. R. Fairhope, Ala.,

Dear Emmett:-

I went out to see Charlie Lowell yesterday and he readily agreed to get his building off at once which he said he had agreed to do as soon as you notified him that you were ready to use the land. He also said that he was altogether willing to deduct from the fifteen dollars for the north half of the fence the couple of dollars for fence repair which you believed necessary. Otherwise he said he had completed all the work on that portion of the fence which he had agreed to do.

I am telling you this because you may want to reconsider the matter of an entire new fence for yourself. Charlie states that he would like to be as neighborly and it might be well to give him every possible chance. He says that he will alter his barn putting a window where the doors are, that he will close all gaps and gates except the little gate by the house which he would like to keep open so that ~~it~~ they can have access for work on their fence and to pick up nuts that may drop outside their yard, etc.

I shall keep after this and see that the building is removed, and do anything else I can to try and establish amicable relations.

Sincerely yours,

---

Secretary.



Sept. 21, 1939

Mr. Emmett Goodrich,  
Fairhope, Ala.,

Dear Lessee:-

Your neighbor lessee, Charles Lowell was in my office this morning and stated that there was a controversy between you and him concerning a partition fence.

While such differences are not within the province of this Corporation, as I understand it, I thought you might appreciate a quotation of the Alabama law governing such matters.

CIVIL CODE-1907

Section-4247: Partition fences between improved lands are to be erected and repaired at the joint expense of the occupants; or if any person makes a fence a partition fence by joining to or using it as such, he must pay to the person erecting it his proportion of the expense, taking into consideration the condition of such fence at the time it is so joined to or used.

It is further provided in Section 4248, that if the parties cannot agree as to a fair value of the fence, "on application of either to a justice of the precinct in which such fence is, such justice must issue an order in writing to three disinterested freeholders of such precinct, not related to either of the parties, to examine such fence, and to ascertain the amount to be paid to the owner erecting the same; with provision for payment, etc.

I hope you can get this matter satisfactorily adjusted without such controversy settlement and if I can be of any help I will be glad to do so.

Sincerely yours,

\_\_\_\_\_  
Secretary.



May 14, 1940.

Mrs. E. L. Gordon,  
Fairhope, Alabama,

Dear Mrs. Gordon:

With regard to lands of the the Fairhope Single Tax Corporation now open for lease I wish to advise you that within the Corporate limits of the Town of Fairhope on the platted lands there are some 200 lots having an average size of 66 ft. front by 132 ft deep. These lots rent for from \$8.00 to \$80.00 per annum there being relatively few of the higher priced lots with the average rental probably about \$20.00. In addition there are undivided tracts in the Town comprising a total area adequate to supply as many more.

Outside of the Town the Corporation has some four thousand acres of land, of which there is, at the present only about two hundred acres unleased and these are, of course not the most desirable of our lands. We anticipate, as opportunity affords, to increase our holdings but the opportunity of new comers is not limited to the unleased lands since our lessees, like other people always have among them those who are willing to sell their improvements and transfer their leasehold interests.

As to the use for which our lands are suitable, they are generally the same as any other ~~xxx~~ lands in this section. There is much of general farming, dairying, poultry raising, pecan groves, oil nut groves, etc. On the Town lands are sites for industries commercial businesses and residences and it would, I believe, be practical to use some of the Town lands for poultry raising and truck gardening on a small scale, land in the undivided tracts, except street frontage renting for as little as \$3.00 per acre annually.

I hope this is the information you desire but I assure you I shall be glad to furnish such further information as you may desire.

Very truly yours,

---

Secretary

P. S. Country land rentals are from 85¢ to \$2.75 annually.



No. 7188 Fairhope, Ala., July 7 1939

Received from

Esther H Gordon

By

Cash - ck -

Rent on Lot 11-12 Blk. 3

Div. 2

Rent to due 31 1939

Land in Sec. \_\_\_\_\_

Sunds. \_\_\_\_\_

TOTAL

\$ 2790

FAIRHOPE SINGLE TAX CORPORATION

E.C. Moulton

Treasurer



MRS. ESTHER LOWE GORDON

~~302 WEST 12<sup>TH</sup> STREET~~

NEW YORK

302 W 12

Do you need attached  
receipt to pay my  
town and state tax?

I am finally at the  
point where I setting  
desk in order and  
have found enclosed  
receipt. Moving and  
setting, especially lat-  
ter has been a big  
and endless business.  
Should say I am



come to town, please  
pay me a visit and  
give me Fairhope  
news. — Is the  
season good? I  
notice Blochman  
has not been able  
to rent my house.

I hope it signifies  
only that he has not  
been interested rather  
than that there are  
few visitors.

Greetings of the season  
to all. — Esther Lane Jordan



March 12, 1938

Mrs. E. L. Gordon,  
New York City,

Dear Mrs. Gordon:

After allowing for your homestead exemption your total tax amounted to \$17.91. The corrected receipt from the Tax Collector was for this amount plus a fee of 50¢ and interest of 21¢ which is not allowable on rent and I am sending you herewith a receipt fax from our treasurer for \$17.91. You will note that there is a balance due on the first half of the 1938 rent amounting to \$4.81, payment of which should be made before the first of April to avoid penalty. If you have paid your Town of Fairhope tax and will send it in now it will more than suffice to pay this balance and the remainder will be credited to your account.

I am enclosing the tax collector's check for \$7.09, the refund allowed to you for your homestead exemption certificate after deducting for the fee and interest items above listed.

Fairhope is quite lovely this year. There have been no late frosts so far to blight the early blooming plants and we are having many bright sunny days.

Very truly yours,

---

Secretary.



Duplicate  
Town Tax Re-  
ceipt secured  
and credited.  
C. W. H.

10 Alexandria Ave  
Ticonderoga, N. Y.

March 16. '38.

My dear Doctor,

Thanks for your  
note, check and receipt.  
I sent Mr. Wolcott both  
the Town and State Tax  
receipts. Please see  
him about it and  
have him correct my  
account. -

I am sorry there has  
been all this trouble.  
Shortly before Xmas I



fell ill and have been  
up here about three  
months, removed from  
every thing.

Thanks for telling me  
about Fairhope. I have  
seen only rare Couriers.  
So glad the music club  
is doing so well and  
that the school has a  
lot of dramatic work.  
Much more must have  
happened of which I am  
ignorant.

With kind greetings -

Escher Love Gordon.



# ALABAMA FEDERATION OF POST OFFICE CLERKS

AFFILIATED WITH THE AMERICAN FEDERATION OF LABOR

W. J. GRABHAM - - - - - President  
Mobile, Alabama  
RUDOLPH M. OHME - First Vice President  
Montgomery, Alabama  
CHARLES SHELTON - Second Vice President  
Huntsville, Alabama



LOUIE E. CLARK - - Third Vice President  
Anniston, Alabama  
W. O. VICKORY - - Fourth Vice President  
Birmingham, Alabama  
S. J. SMITH - - - - - Secretary-Treasurer  
Bessemer, Alabama

OFFICE OF \_\_\_\_\_

Mobile, Ala.  
Dec. 10, 1939.

Mr. C. A. Gaston, Secretary,  
Fairhope Single Tax Corp.  
Fairhope, Ala.

Dear Friend Gaston;

Your very kind letter of the 4th. inst. to hand and contents noted. Thanks for your advice, you have been a great help to me during my time as Lessee of your F.S.T. Corp. for the past more than three years.

I had hoped to become a permanent resident of your beautiful town, when I retire from the P.O. Dept. which will be next April 1st. this was contingent on the sale of my property in Mobile, but I find that is not as easy as I anticipated, of course I can sell at a considerable loss, which I feel I cannot afford, as our last twenty years of savings are in this building which has been remodeled ten years ago and contains, three 4 room and two 2 room apartments, hot water heat, hot and cold water furnished to tenants. It has to have personal attention, especially during the winter months, this makes it almost impossible to leave it over night.

Since my daughter got married to Ed. Benik, we have been visiting them when possible and have not been using the cottage on the Bay front. It is in Mr. Bloxham list for rent and we have decided to sell when possible, the furnishings, that is the best of them have been removed to help furnish my daughters new cottage out in the country and some have been brought to our home in Mobile, which leaves just enough to get by with in case we should be able to spend the week end over there,

I am telling you all this to prove there has been no changes or additions, but subtractions. The Insurance is carried by the Baldwin County Bldg & Loan Ass'n. Robertsdale, Ala. who have a lien on the property.

I have a special Xmas Savings Club account to take care of the colony rent, I will pay the county taxes first and send the receipt to the Treasurer as I have done the past year or ~~xx~~ two.

I was off duty the early part of the week when your letter arrived and I did not open it until yesterday being sure that it contained the bill for colony rent, I assure you it will be taken care of before the end of the year.

I want to thank you for your interest in the matter you may know of someone who may be in the market for just such a little cottage, if so tell them of it, it will be appreciated by me.

Yours very truly

*W. J. Grabham*



March 24th.1949

Mrs. Virginia Glover.  
8315 N.Edison,  
Tampa, Florida.

Dear Mrs. Glover:

Enclosed find your receipt for payment of all  
charges to July 1.1949.

After your payment of last year's rent in full  
Dec. 20, we paid the tax bills so you are all clear now until  
July 1.

Thank you for forwarding us the notice of assess-  
ment increase. We will take this under consideration and take such  
action as the case may warrant.

Very truly yours,

---

C.A.Gaston.

Secretary.



Tampa, Fla.

March 21, 1949

Dear Mr. Gaston,

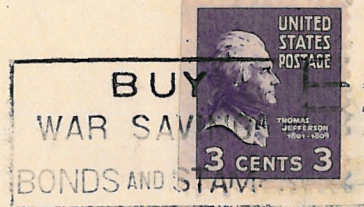
Enclosed is our rental payment  
and the penalty for our last.

I don't understand about these  
other two papers that I have  
received. I wish if you don't  
mind) that you would write  
me explaining what I owe  
on that Board of Equalization  
paper. If I owe that town  
tax too just let me know  
as this is all new to me and  
I'd just like to get it straight.

Yours truly,  
Mrs. C. E. Glower



Mr. C. C. Glover  
8315 N. Edison  
Tampa, Fla.



Fairhope Single Tax Corp.  
Fairhope, Alabama



Jan. 6, 1938.

Mr. W. J. Grabham,  
Mobile, Ala.,

Dear Mr. Grabham:

I enclose treasurer's receipt for your 1937 county tax receipt, 1936 town tax receipt and your P. O. order for \$65.20.

I am returning to you your bill for the 1937 town taxes amounting to \$5.00 which should be paid to the Town at once and I believe you should add one month's interest at 8% per annum, making the payment \$5.03.

I wish also to call your attention to the enclosed statement of rent now due. The first item is for interest on the delinquent rent during 1937. The first half years rent is due the first day of January and becomes delinquent April first, after which interest at the rate of 8% per annum is charged. Likewise the second half year's rent is due the first day of July and delinquent the first of October.

May I suggest that you now pay the Town tax and turn the receipt over to us for credit to your account and, if you can, pay us the balance of \$39.12 in cash. To avoid penalty this must be paid before April 1st.

I believe the Town has completed the placing of top soil on the parkway alongside of your lot and if you have not already done so I hope you can now pay as agreed to for the tile. Having arranged for the work myself I feel a responsibility in the matter.

Very truly yours,

---

Secretary.



# United States Post Office

FIRST CLASS

MOBILE, ALABAMA  
Oct. 3rd. 1936.

C. A. Gaston, Secy,  
Fairhope Single Tax Corp.  
Fairhope, Ala.

Dear Mr. Gaston;-

So far the advisory lawyers of the Merchants Nat'l Bank of Mobile, have not favored the application of a loan on land of the Single Tax Corp. Their claim is that all loans are based on the realty and not on the improvements thereon.

However, there is a chance, if they can be assured that they are receiving a first mortgage on the improvements, with an abstract of title to prove there are no other liens on the same.

They suggest that a resolution be secured from the Single Tax Corp. authorizing the applicant to place a mortgage on the improvements. The resolution is for the purpose of protecting the mortgagee to the extent of refusing to approve the transfer of lease while the mortgage remains in force, without the consent of the mortgagee, and also in event of foreclosure of the mortgage, the corporation will approve a transfer of the lease to the mortgagee or the purchaser at said mortgage sale.

They will not recommend acceptance of a mortgage merely on presentment of the lease, but that an abstract of title be compiled showing just what liens exist against the property offered as security.

Will you be good enough to place such a resolution before the Executive Board at the earliest possible time. And then will you suggest a way in which I may get an abstract of title compiled to meet their requirements.

I am more than ever determined to get this matter straight by getting all indebtedness in one place. Until that is done I will not be able to make improvements as I wish to do.

The purchase price of the improvements was, \$750.00 of which \$250.00 have been paid, to-wit; to Single Tax Corp. \$130.00 To Mrs. C. S. McColm, \$120.00.

The balance owing is; \$500.00, to Baldwin Co. B&L Assn about \$165.00 to Single Tax Corp. \$110.00 to Mrs. C. S. McColm, \$225.00

The purpose of the loan is to pay these three outstanding obligations in full. Trusting to hear from you at your earliest convenience. I am

Yours very truly  
*W. J. Grabham*  
W. J. Grabham  
Reg. Div. P. O. Mobile, Ala.



WHEREAS, the Fairhope Single Tax Corporation is desirous of reasonably assisting its lessees in any legitimate way, and the Merchant's National Bank, of Mobile, Ala., pursuant to making a loan to our lessee, William J. (W. J.) Grabham, has asked that a resolution be passed recognizing such mortgage rights as may be acquired in making such loan,

THEREFORE BE IT RESOLVED, That in consideration of the premises and said Merchant's National Bank making a loan to William J. (W. J.) Grabham, on the leasehold interest in Lot one (1), Block three (3), Division three (3), and on the improvements thereon, the said Fairhope Single Tax Corporation acting through its Executive Council, hereby assents to the mortgaging of the improvements and leasehold interest of William J. (W. J.) Grabham in said property, as per lease dated September 9th, 1936, to procure a loan from Merchant's National Bank, Mobile, Ala., for the sum of \_\_\_\_\_ Dollars and will protect the mortgagee to the extent of refusing to approve the transfer of said lease while the said mortgage remains in force, without the consent of the mortgagee, and in the event of foreclosure of the mortgage, assignee, or purchaser at such mortgage sale, upon the signing of the customary application and lease contract, and in the event of foreclosure or voluntary surrender to the Merchant's National Bank, will approve any of the lease to the Merchant's National Bank, and by it to any assignee and/or to any purchaser at foreclosure sale, and no lease on said property shall be forfeited prior to the satisfaction and discharge of said mortgage, except for non-payment of rent.

We, M. Dyson, President of the Fairhope Single Tax Corporation and presiding officer of the Executive Council, and C. A. Gaston, Secretary of the Fairhope Single Tax Corporation, and Clerk of the said Executive Council, do hereby certify that the foregoing resolution was adopted by the Executive Council of said Corporation on the \_\_\_\_\_ day of \_\_\_\_\_, 1936.

IN WITNESS WHEREOF, we have hereunto set our hands as President of the Fairhope Single Tax Corporation and presiding officer of the Executive Council, and Secretary of the Fairhope Single Tax Corporation, and Clerk of the said Executive Council, under the seal of said Corporation, on this the \_\_\_\_\_ day of \_\_\_\_\_ 1936.

Corporate Seal

\_\_\_\_\_  
As President of the Fairhope Single Tax Corporation and Presiding Officer of the Executive Council.

\_\_\_\_\_  
As Secretary of the Fairhope Single Tax Corporation and Clerk of the Executive Council.

*will approve a transfer of the lease to said mortgagee*

*transfer*



M. Dyson  
xxxxxxx

C.A.  
xx

Oct. 13, 1936

Mr. W. J. Grabham  
Mobile, Ala.

Dear Sir:

I am in receipt of your letter of Oct 12th,  
and will attend to the matter of assessment for you.

I am sorry not to have written you earlier  
regarding the matter of mortgage, but failed to take  
the matter up at the council meeting Tuesday night.  
The President was in agreement with me that it would  
be proper for us to accept your mortgage and he was  
to find out what action the Building & Loan Ass'n  
had taken and inform me. This he failed to do, hence  
the delay. On Saturday night I saw the attorney of  
the Building & Loan Ass'n and he told me there would  
be no difficulty in making the loan. This I had  
intended writing to you today.

Please call on me at any time I can be  
of any service.

Very truly yours,

---

Secretary

CAG/mg



# United States Post Office

FIRST CLASS

MOBILE, ALABAMA

Oct. 12th. 1936.

Mr. C. A. Gaston, Secy,  
Fairhope Single Tax Corp.  
Fairhope, Ala.

Dear Mr. Gaston;-

I have delayed sending the County Assessor and Tax Collector form, that is giving you authority to act as my agent, in hopes of hearing from you in regard to the loan we had talked about a week ago, however, I am pleased to inform you that the Baldwin Co. B & L Ass'n of Robertsdale have offered to make the loan, without the necessity of the red tape that the Merchants Bank required, and I expect the papers will be completed within the next few days.

However, I find the amount asked for will not cover my taxes in full up to Jan 1st. 1937 as outlined in your notice at hand, but I assure you that will be taken care of when this matter is straightened out so that I know exactly where I stand.

I have requested them to pay to your Corp. the amount I owed you as of July 1st. 36. \$110.00.

The form you sent me to fill out is enclosed

Thanking you for past favors, I am

Yours very truly

*W. J. Grabham*

W. J. Grabham,

Reg. Div. P. O.

Mobile, Ala.

Res. 120 Herndon Ave.

Phone Dex. 1245 J.



Aug. 9, 1948

Graham Oil Co. Inc.  
Atmore, Ala.

ATTENTION: C. D. Kelly  
Manager

Dear Mr. Kelly:

Find enclosed receipt for your remittance of  
Aug. 3.

With respect to the proposed transfer of the lease from Mr. Graham to Graham Oil Co. Inc., the procedure would be as follows: Mr. Graham's lease should be presented to our Executive Council bearing on the back of the lease a signed endorsement transferring all interest therein to Graham Oil Co., Inc., accompanied by the Company's signed applications for a lease. A suitable endorsement is as follows:

In consideration of its purchase of my improvements situate on the within described for \$\_\_\_\_. I do herewith transfer to Graham Oil Company, Inc. all of my right, title and interest in and to the within lease.

I enclose herewith applications for a new lease to the Company which should be signed by it. I also enclose a copy of a letter addressed to Mr. Graham, Feb. 24, 1947, with reference to 1943 and 1944 State and County tax receipts. I do not find that Mr. Graham ever acted in this matter.

We shall be glad to be of such service as we may in these matters.

Very truly yours,

---

Secretary



# GRAHAM OIL COMPANY, INC.

INDEPENDENT DISTRIBUTORS OF PETROLEUM PRODUCTS

Telephone 72-J

ATMORE, ALABAMA

August 3, 1948

Fairhope Single Tax Corporation  
Fairhope, Alabama

ATTENTION: E.C. Wolcott  
Treasurer

Dear Mr. Wolcott:

Enclosed check in amount of \$53.38 covering taxes on property of T.A. Graham for the second half of 1948.

Mr. Graham wishes to have this property conveyed to Graham Oil Company, Inc. and would like for you to send him the necessary forms to do so or advise him what steps will be necessary to make the transfer of title on this property.

Thanking you in advance, we are

Yours very truly,

GRAHAM OIL COMPANY, INC.

*C. D. Kelley*

C.D. Kelley, Manager

CDK:jw  
Enclosure: 1



J. B. BLACKBURN

Attorney At Law

Bay Minette, Alabama

December 31, 1946

Graham Oil Company  
Atmore, Alabama

Attention: Mrs. Edna N. Grubbs

Gentlemen:

I have your letter requesting that I assess and pay your taxes. The only property which you now own in this County is the improvements on the Fairhope Single Tax Corporation's lands in Fairhope and I find that the taxes on this property have already been paid. I am sure that the payment was made by the Fairhope Single Tax Corporation who will later send you a statement of the amount due.

Mr. C. A. Gaston, Secretary of the Fairhope Single Tax Corporation prefers to assess and pay the taxes so, I am sending him a copy of this letter so he will not overlook making your assessment.

Very truly yours,

J. B. BLACKBURN

JBB:brb

C  
O  
P  
Y



Feb. 26, 1947

Mr. T. A. Graham  
Atmore, Alabama

Dear Mr. Graham:

Find enclosed this year's rent statements for the first half of the 1947 rent on your properties here.

Our records show that you must hold tax receipts for State and County taxes paid on your improvements on the garage leasehold for the years 1943 and 1944. These receipts have a credit value of \$25.20 each when delivered to us in payment on rent. If the originals are not available, certified duplicates can be secured from the Tax Collector.

I find that I wrote you concerning this matter both in January and July of 1945.

Very truly yours,

---

Secretary



July 12, 1945

Mr. T. A. Graham  
Graham Oil Co.  
Atmore, Alabama

Dear Mr. Graham:

Enclosed find receipt for your recent remittance by check, paying your rent account until the end of this year.

Our records indicate that you have paid the Collector the 1943 and 1944 State and County taxes in the amounts of \$25.20 for each year and that you have not sent the receipts to us for credit on your rent account as provided in paragraph (3) of your lease contract.

Since our records also show that the lease issued you was not delivered to you but to Mrs. Edgerton, via Bank of Fairhope, as security for a loan to you, I am herewith mailing you a copy of the lease contract for your information.

Should you care to do so you may mail the above mentioned receipts to us now for a cash refund or you may send them to us together with the 1945 tax receipt when you receive a bill from us for the 1946 rent, about the 1st of January, 1946.

If this is not clear to you and you desire any further information please write me.

Very truly yours,

---

Secretary



Jan. 7, 1945

Graham Oil Co.  
C. D. Kelley, Manager  
Atmore, Alabama

Dear Mr. Kelley:

With reference to your letter to Mr. Tunstall concerning your assessment for 1946 taxes, we are attending to this as requested in your letter of Dec. 28.

We have paid the 1945 State and County tax in the amount of \$25.20 for which we hold Collector's receipt No. 679.

We have mailed you a statement for the first half of your 1946 rent and suggest that you make no cash remittance but forward to us for credit on your rent account your 1943 and 1944 State and County Tax Receipts. Our records show the Receipt Numbers to be #446 and #462 respectively. Taxes on other properties are receipted for on the same receipts, but each is good for a rent credit in the amount of \$25.20.

Very truly yours,

---



January 4, 1946

Copy

Mr. E.S. Tunstall  
Tax Assessor Baldwin County  
Bay Minette, Alabama

Dear Mr. Tunstall:

Enclosed assessment of our property in Fairhope.  
Trusting that this is the desired information,  
we are

Yours very truly,

GRAHAM OIL COMPANY

*C.D. Kelley*

C.D. Kelley, Manager

CDK: jw  
Enc.

cc: Mr. C.A. Gaston  
Fairhope, Ala.

*Mr. Tunstall ask us to make  
- this assessment,  
Please advise amount of tax.*

*1943 kw.  
1944 kw.*



# GRAHAM OIL COMPANY

*Independent Distributors*

*T. A. Graham, Owner*

SUPPLYING MORE THAN FORTY-FIVE CENTRAL STATIONS

*Main Office: ATMORE, ALABAMA*

COASTAL ANTI-KNOCK HI-TEST  
GASOLINE AND HIGH GRADE OILS.

COVERING THE COUNTIES OF BALDWIN,  
BUTLER, CLARKE, CONECUH, COVINGTON,  
ESCAMBIA, MONROE, WASHINGTON AND  
SOUTH WILCOX INCLUDING CAMDEN.

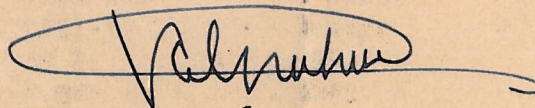
January 19, 1944

Hon. J.B. Blackburn  
Bay Minette, Alabama

Dear Mr. Blackburn:

I enclose letter from Mr. Gaston of Fairhope.  
I would greatly appreciate your attention to  
this matter for me as I fail to find a separate  
receipt for State and County taxes paid on these  
improvements.

Yours very truly,



T.A. Graham

TAG: jw  
Enclosure

cc:  
Mr. C.A. Gaston  
Fairhope Single Tax Corp.  
Fairhope, Alabama



Jan. 18, 1944

Mr. T. A. Graham  
Atmore, Alabama

Dear Mr. Graham:

We are in receipt of your check for \$42.05 in payment of the first half of your 1944 rent.

I wish to call your attention to our obligation to receive in payment of rent your 1943 State and County tax receipt which we calculate to be \$25.20. I believe we paid this tax for you last year as we have the Town of Fairhope tax this year, but it is my recollection that when I examined the Assessor's book I found that other than your improvement property on your leaseholds was listed on the same assessment sheet.

I you have not paid this tax you should do so and send the receipt to us for the indicated credit, or get the Collector to give you a separate receipt for the improvements on our land.

Very truly yours,

---

Secretary.



Dec. 10, 1940.

Mr. T. A. Graham,  
Graham Oil Co.,  
Atmore, Alabama,

Dear Mr. Graham:

Enclosed find receipted bill for the 1940 state and county tax on your improvements on your leasehold here.

We had intended to get your Town of Fairhope bill and pay it in like manner but learned it had already been mailed to you.

We will appreciate your sending this bill to us for payment or if you have already paid it if you will send the receipt to us we will refund the amount paid.

Our Corporation operates on a cash basis and it is to our advantage to make all possible deductible payments before the end of the year to avoid excessive income tax levies.

Assuring you of our appreciation for your cooperation I am,

Very truly yours,

---

Secretary.



# GRAHAM OIL COMPANY

*Independent Distributors*

*T. A. Graham, Manager*

*R. Faircloth, Asst. Manager*

SUPPLYING MORE THAN FORTY-FIVE CENTRAL STATIONS

*Main Office: ATMORE, ALABAMA*

COASTAL ANTI-KNOCK HI-TEST  
GASOLINE AND HIGH GRADE OILS.

COVERING THE COUNTIES OF COVINGTON,  
MONROE, BALDWIN, ESCAMBIA, CONECHA,  
CLARKE, WASHINGTON AND SOUTH WILCOX  
INCLUDING CAMDEN.

Dec. 28th.1940.

Fairhope Single Tax Corp.,  
Fairhope Single Tax Colony  
Fairhope, Ala.

Dear sirs :

This to acknowledge receipt of  
your letter of Dec, 10th.1940. together with  
tax receipt from Mr. M. H. Wilkins, Tax Collector.

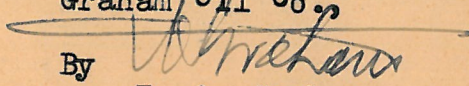
You will find enclosed Tax Notice from  
the Town Of Fairhope of taxes due in amount of  
\$12.00 which we have not paid, and we are sending  
to you this notice for payment as per your letter.

Thanking you, we are

Yours very truly

Graham Oil Co.,

By

  
T. A. Graham



M. Dyson  
XXXXXXXX

C.A.  
XX

Sept. 10, 1936

Mr. Joe Gray  
Fairhope, Ala.

Dear Mr. Gray:

At its meeting, Tuesday night of this week, the council fixed the value of the improvements on the twenty acres in which you have been interested at \$350. It is my understanding that this does not provide for removal of buildings to a new location at the expense of the corporation.

Should you desire any further information regarding this property, I shall be glad to hear from you.

Very truly yours,

---

Secretary

CAGmg



M. Dyson  
XXXXXXXXXX

C.A.  
xx

Oct. 21, 1936

Mr. Joe Gray  
Fairhope, Ala.

Dear Sir:

At its regular meeting, Monday night, the council agreed that the rental on the Schleiger place should be \$3.00 a month, the purchase price \$200. If you are interested, please let me know at an early date.

Very truly yours,

\_\_\_\_\_  
Secretary

CAG/mg



Sept. 21, 1943

Mr. Edwin B. Green  
Fairhope, Alabama

Dear Mr. Green:

Mr. O. K. Cummings advises us that you hold a contract for the purchase of his improvements on and leasehold interest in the East 35 feet of Lot 8 and Lot 9, Block 1, Division 3, under which contract you are to pay the balance of the rent due for 1943, for which we enclose statement.

To avoid penalty charges this bill must be paid before the first of October. I enclose a form of the lease contract the application for land and a copy of our constitution all of which we hope you will carefully read so you may be fully informed of your rights as well as your obligations as a lessee of our corporation.

Also enclosed is an application in duplicate carrying the description of your leasehold which you will please sign and deliver to us.

Very truly yours,

---

Secretary.



July 18, 1942

Mr. M. E. Green  
Fairhope, Alabama

Dear Mr. Green:

This is to advise you that the lot applied for by you is reckoned to have an improvement value of \$25.00. The improvements consist of certain shade and ornamental trees and one pear tree.

Your application was approved subject to the usual rule, requiring payment for improvements and advance payment of six months rent on the lot applied for. The rent on the lot applied for is \$33.61 annually, so you should pay \$16. 81 rent plus \$25.00 improvement value.

I still hold your former check for \$12.96 paid with your original application for the lot on Morphy Avenue in division 2, which you may take up.

If our action is not agreeable to you you may withdraw the application, but I would like to know what you plan to do. If you do want the lot, I will proceed to issue a lease and if not I will adjust our records accordingly.

Very truly yours,

---



March 21, 1944

Mr. Robert Green  
Fairhope, Ala.

Dear Mr. Green:

In checking the boundaries of the leasehold of Mrs. Propst I discovered that you have some of your recent plantings on her lot. I measured south 122 feet from her northwest corner and found a hole indicating that it had been marked by a stake. I put a stick in the hole.

I also stuck a stick in the ground approximately at the northeast corner of the Propst leasehold which should be on your north line. You can establish your north line by sighting through from your northeast corner. Before building a fence you should be sure of your correct corners.

I trust you will ~~see~~ attend to moving your plantings so there will be no trespass on Mrs. Propst's lot.

Very truly yours,

Copy to:  
Mrs. Propst  
Mr. Dyson

\_\_\_\_\_  
Secretary.



February 26, 1941

Mr. and Mrs. Robt. M. Green,  
Fairhope, Alabama,

Dear Lessees:

There has been delivered to this office the lease of Mrs. Mamie Propst, daughter and son-in-law which includes a part of the land occupied by you.

There is an endorsement on the lease transferring to you the land referred to and it will be necessary for you to call at this office to sign an application for a new lease or to approve alterations in the lease already issued.

It is my understanding that the 1941 rent charge on the transferred land is to be charged to your account with a corresponding credit for Mrs. Propst; also that you are to pay to Mrs. Propst's account a proportionate share of the 1940 rent;

This matter will come before the council at its next meeting and I suggest that you attend to it at your early convenience.

The annual rent on the transferred portion is \$2.70.

Very truly yours,

---

Secretary.



1655 Grant Street  
Portsmouth, Ohio  
January 25, 1949

Dr. C. A. Gaston, Secretary  
Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Dr. Gaston:

I have received your letter of January 19 with the receipts and the papers for the lease, which I have given to my lawyer to study. The papers are perplexing to us because we do not quite understand just where it is said in them that they are for an undivided half-interest without the rights passing to the survivor. The papers are being studied further.

In reviewing our correspondence, I find your letter of September 14, in which you said that you were in a position to issue a new lease but "It is not necessary to issue the new lease immediately and you may prefer to await a more settled status of your affairs." Then on January 12 you referred to your letter of September 14 and said "I was under the impression that I had had a reply from you but reexamination of my correspondence does not confirm that impression. Should you wish me to complete the execution of the lease and mail it to you for your signature, please advise me."

Frankly, I would appreciate it very much if you would allow me to have more time to study the papers. My affairs are not settled but I do expect to make progress in getting them settled. It seems to me that you were wise to suggest delaying a while on signing them until the status of my affairs became clearer.

Sincerely yours,

*James B. Gregg*

James B. Gregg



Jan. 19, 1949

Mr. James B. Gregg  
1655 Grant Street  
Portsmouth, Ohio

Dear Mr. Gregg:

Enclosed find receipts for your remittances of recent date paying the rent on your properties here to July 1.

Also enclosed find the lease in duplicate to the property transferred to you and Mrs. Gregg by Mr. and Mrs. Crippen. You will note that on both copies Mrs. Gregg has signed the application and the lease. You will sign your name in the same manner on the lines above hersignatures. Return to me the copy on which you find CORPORATION COPY typed in the upper right hand margin, with one dollar for the lease issuance fee.

The other copy which you will retain bears the corporation seal. It is the Lessees' copy and contains the one-half undivided interests of both you and Mrs. Gregg. I find no provision for the issuance of our lease other than in duplicate so there are necessarily only two copies. Certified copies can be supplied, if desired. Any conveyance of the lease would require the signatures of both you and Mrs. Gregg, except it be a conveyance of the undivided interest of one of you to the other.

Very truly yours,

---

Secretary

c/c Mrs. James B. Gregg



1655 Grant Street  
Portsmouth, Ohio  
January 15, 1949

Dr. C. A. Gaston, Secretary  
Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Dr. Gaston:

Thank you very much for your letter of January 12 concerning the lease and for the rent bills for the two properties.

Yes, I would appreciate it very much if you would prepare and send to me the papers for the lease of the land received from Mr. and Mrs. Crippen by conveying to me an undivided one-half interest (and not a joint membership lease). Also, I would be very grateful if you would please prepare and send enough copies so that I may be able to have one of the copies for the lessees, **as far as my interest is concerned.**

You will find enclosed checks for the rent of the two properties as of January 1, 1949.

Very truly yours,

*James B. Gregg*  
James B. Gregg



Jan. 12, 1949

Mr. James B. Gregg  
1655 Grant Street  
Portsmouth, Ohio

Dear Mr. Gregg:

While Mrs. Gregg was recently in Fairhope I wrote up a lease to the lands transferred to you by Mr. and Mrs. Crippen and the application and lease were signed by Mrs. Gregg.

I note that in my letter to you dated Sept. 14, 1948, I advised you that final and complete conveyance to you had been made by Mr. Crippen and that we were in position to issue such new lease to you. In the above mentioned letter I suggested you might prefer to await a more settled status of your relations with Mrs. Gregg before the lease was fully executed, requesting that you advise us of your wishes in the matter.

I was under the impression I had had a reply from you but reexamination of my correspondence does not confirm that impression. Should you wish me to complete the execution of the lease and mail it to you for your signature, please advise me. As written the lease is a regular form of lease to you and Mrs. Gregg, conveying to each an undivided one-half interest. It differs from your other lease which is issued to you and Mrs. Gregg with the provision that all rights pass to the survivor.

Very truly yours,

---

Secretary

c/c  
Mrs. James B. Gregg



Nov. 5, 1948

Mr. Stuart S. Crippen  
6719 Bryn Mawr Ave.  
Chicago 31, Ill.

Dear Mr. Crippen:

In reply to your letter of November 1 asking for information as to the title to the property at the corner of School and Stimpson Streets, known as Lots 1 and 2, Block C, Division 4 please be advised as follows:

On the 2nd of September, 1948, Carl L. Bloxham as Attorney in Fact for you and Mrs. Crippen made conveyance of the above described property to James B. Gregg and Virginia Dell Gregg. The transfer endorsement was made on our copy of the lease, it being declared by your Attorney in Fact that your copy thereof had been lost and could not be found.

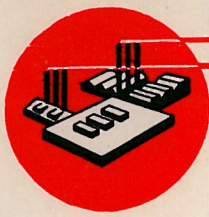
Our records show that all rent due on this property has been paid in full. Trusting that this is the information you desired and with best wishes to you and Mrs. Crippen I am,

Very truly yours,

---

Secretary





SINCE '93 MANUFACTURING CHEMISTS

**L.B. ALLEN CO., INC.**

6719 BRYN MAWR AVENUE  
PHONE NEW. 3097 - CHICAGO 31

November 1, 1948

Single Tax Colony  
Fairhope  
Alabama

Attention Treasurer

Dear Sir -

Kindly advise status of title (tax) on the property  
at the corner of School and Stimpson Streets, known as  
lots 1 and 2, of the Fairhope Single Tax Corporation

*Corner School & Stimpson Sts., Fairhope, Ala.*

A self addressed, stamped envelope is enclosed for  
your reply.

Sincerely yours,

*Stuart S. Crippen*

SSC:EMV

Stuart S. Crippen



Sept. 14, 1948

Mr. James B. Gregg  
1655 Grant St.  
Portsmouth, Ohio

Dear Mr. Gregg:

On September 2nd, Mr. Carl L. Bloxham placed an endorsement on the back of our copy of the lease issued by us to Stuart S. and Anna Bell Crippen the 23rd day of February, 1934, to Lots 1 and 2, Block C, Division 4, as follows:

September 2nd 1948

Stuart S. Crippen and Anna Bell Crippen, a certain vendors' purchase agreement having been met and paid by James B. Gregg and Virginia Dell Gregg, acting herein by Carl L. Bloxham, their attorney in fact, do hereby assign and transfer unto said James B. Gregg and Virginia Dell Gregg, the within leasehold and said Stuart S. Crippen and Anna Bell Crippen having lost their Lessees' copy of same, the said the Fairhope Single Tax Corporation is hereby authorized to make transfer accordingly and to cancel all rights heretofore held by any persons other than the Transferees hereinabove named.  
Fairhope, Alabama

Stuart S. Crippen and Anna Bell Crippen  
By Carl L. Bloxham, Their Attorney in  
Fact. - Recorded in Misc. Book No. 8,  
Page 205, Probate records of Baldwin  
County, Alabama.

We consider we are now in position to issue a new lease to this property but are not sufficiently informed as to whom the lease is to be issued. It is not necessary to issue the new lease immediately and you may prefer to await a more settled status of your affairs. Please advise me.

Very truly yours,

c/c  
To Mrs. James B. Gregg

---



Aug. 19, 1948

Mrs. James B. Gregg  
1106 Fouth Street  
Portsmouth, Ohio

Dear Dell:

Jimmy has been in town this week and came to our office yesterday wanting to pay the rent for the last half of 1948, now due as per statements mailed you. Having no authority to refuse we accepted payment so are herewith returning your check which arrived in this morning's mail. I cannot see that this can cause you any trouble.

Jimmy also wanted to ascertain if there had been any completed transfer of title and of course there has not been so far as our records are concerned, since our requirements for such ~~an~~ transfer have not been complied with. The lease on the little cottage is in both your names and the Crippen lease is still in effect on the larger house and lots.

In quizzing Mr. Cramer who has been handling the legal phase for Mr. Bloxham who holds power of attorney from Mr. Crippen, I learned it is claimed the contract is of a nature that provides for forfeiture of rights to pay up arrearages and thereby reinstate the terms of the contract. I would think, however, the purchasers could secure possession and compel transfer by payment of the balance due plus any reasonable additional charges incurred by the seller. I learned Jimmy did make offer of some payment on the contract and that these were returned to him. It is not clear, however that the payments were sufficient to accomplish the above.

It is my understanding that the purchasers' copy of the contract is in your possession and I've no doubt you lawyer is acquainted with its content. Should it develop they have authority to make legal sale of the property it appears to me you could protect your interest, if financially able, by buying the property at the sale. Any amount you had to pay more than what is due Mr. Crippen on the contract and for collection expense, it is my opinion, would be repaid to you.

Surely hope you can get your affairs satisfactorily settled. If I can be of any help let me know.

*In Shipping Sale Notice* Sincerely,



August 16, 1948

Dear Cornie:

The Crippens and my Jimmy are trying to alter the condition of the property while we are in court which is frowned upon. If the sale was unethical in anyway it was an agreement between Jimmy and the Crippens about which I knew nothing. So many things are turning up that I didn't know about that I would not be surprised at anything. Since my name is on the bill of sale he cannot sell the property without my signature but I suppose that it can be forfeited without my consent. Mr. Rickarby is working on the problem now.

Thank you very much for your letter. Please give my love to Margaret and Paul.

Affectionately,

*Self*  
*(Mrs. James B. Lynn)*

1106 Fourth Street  
Portsmouth, Ohio

*1 enc.*



Aug. 9, 1948

Mr. James B. Gregg  
1655 Grant St.  
Portsmouth, Ohio

Dear Mr. Gregg,

Not having had a reply from you to our letter of July 22, but having had word from Mrs. Gregg that she wants to hold the receipt we sent her for her remittance, previously reported to you, we are returning your checks herewith.

Very truly yours,

---

Secretary



July 22, 1948

Mr. James B. Gregg  
1655 Grant St.  
Portsmouth, Ohio

Dear Mr. Gregg,

Please excuse the delay in answering your letter. I have been pressed by other urgent business.

The bill was sent to Mrs. Gregg per your instructions, Jan. 8, 1948, and she paid the rent for the first half. We do not feel free to return her remittance without her consent, so we are sending a copy of this letter to her. We will hold your checks until further instructed.

The lease is still in the name of Mr. and Mrs. Crippen. Our records show transfer by contract. We have not been informed of contract satisfaction or termination.

We will be glad to be of any further assistance.

Very truly yours,

---

Secretary

c/c  
Mrs. James B. Gregg



1655 Grant St.  
Portsmouth, Ohio  
July 10, 1948

Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Sirs:

I have discovered (that there was not, after all, any partition made of the properties that were held by Mrs. Gregg and me jointly in Fairhope. Therefore, I feel that I am obligated to pay for the rent for the Crippen house and for the cottage at Magnolia and School Streets, on condition that the names of the leaseholders remain as they were in 1947.) I would appreciate it very much if you would give me a receipt for these checks or explain to me what you can about the situation.

Very truly yours,

James B. Gregg

James B. Gregg

Apology for delay  
due to press of other  
urgent business

Sent bill to Mrs Gregg  
per <sup>your</sup> instructions Jan. 8, 1948  
Paid rent 1st 1/2

We do not feel free to re-  
turn her remittance  
without her consent -  
and by doing this letter  
to her.

holding your checks  
for further instruction.

~~Send this letter to Mrs Gregg~~

have still in Crippen.  
Our records show transfer  
by contract, have not been  
informed of contract satisfaction  
or remittance



Aug. 9, 1948

Mrs. James B. Gregg  
1106 Fourth St.  
Portsmouth, Ohio

Dear Mrs. Gregg,

In accordance with instructions in your letter of August 2 we are holding to your credit payments on rent previously made and are returning to Mr. Gregg his checks.

We also enclose statements showing the amounts due for the last half of the 1948 rent. With reference to the Crippen property it is my understanding there is either in process, or under consideration, measures to declare the purchase contract in default so Mr. Crippen may recover possession.

I have never seen the context of the contract and do not know what liability there might be to give you notice. I suggest you advise with your lawyer.

The caravan arrived in Mobile Friday and we attended their very creditable performance at the Recreation Center. They appear to have had an enjoyable and wholesome adventure. It is too early to appraise the benefits to the school.

I was happy to have your mother call at my office last week. She appeared to be quite well but no doubt needs the vacation she is having. I wish you could be here too. Please let us know when we can be of service.

Sincerely,

---

Secretary



August 2, 1944

Dear Dr. Heston -

My lawyer - Mr. Cannon - has been away on his vacation. Now that he is back I can reply to your letter which I appreciated very much.

I will pay the rent on bath houses, the Court of Appeals has written an opinion but made no entry so the opinion is not law yet and we are continuing all arrangements as under the first Court. I cannot see why Jimmy is trying to change this particular one. I will send you a check as soon as I receive a bill or notice from you.

Hope that you are feeling well and that Margaret is fine. Had a card from Paul - Bless his heart

Yours

(Mrs. James B. Gregg)

1106 Fourth Street  
Portsmouth, Ohio



July 22, 1948

Mrs. James B. Gregg  
1106 4th St.  
Portsmouth, Ohio

Dear Dell,

Enclosed letter to James B. Gregg, reply  
to letter July 10, stating:

...that there was not, after all, any  
partition made of the properties that  
were held by Mrs. Gregg and me jointly  
in Fairhope. Therefore, I feel that I am  
obligated to pay for the rent for the  
Crippen house and for the cottage at  
Magnolia and School Streets, on condition  
that the names of the leaseholders remain  
as they were in 1947.

Please inform me of your wishes in the  
matter.

All goes well here and we hope things are  
progressing satisfactorily for you.

Sincerely,



Feb. 14, 1948

Mrs. Virginia D. Gregg  
General Delivery  
Portsmouth, Ohio

Dear Mrs. Gregg:

Please excuse the delay in mailing you the receipts for your recent rent payments. I held them for an opportunity to write this letter.

I believe we should hold Mr. Gregg's letter in our file until it is replaced by a regular transfer to you, of the leasehold premises. I am pleased however to furnish you with a copy.

Since leasehold title from the Fairhope Single Tax Corporation is unique I believe it might be helpful for me to give an outline of the procedure. You and Mr. Gregg have a joint-tenant lease to cottage property, all rights to pass to the survivor. In this case full title may be passed to you by an endorsement on the back of the lease, conveying to you the interest held by Mr. Gregg. No new lease need be issued though the present lease should be delivered to us so we may make record of the transfer. With respect to the Crippen property it would be necessary only to have Mr. Gregg endorse on his contract from Mr. Crippen, a proper conveyance to you. We should be duly informed of your acquirement of the contract and you should execute and return the enclosed application for a lease to be issued on completion of the purchase from Mr. Crippen.

We will be glad to be of all service we may in assisting you to get these affairs properly settled.

Encl.  
Letter, James B. Gregg  
Application

Sincerely yours,

---

Secretary

c/c  
Mr. Louis Bannon  
Masonic Bldg.



February 2, 1948

Dear Corry:

Please save letter Jimmy sent you.

Thank you very much. If you do not wish to have your files cluttered you could send it to my lawyer - Louis Bannon, Masonic Building  
B Portsmouth, Ohio.

Do miss you all and Fairhope ever  
so much. Hope you are well.

Bill

(Mrs. James B. Ligg)

General Delivery  
Portsmouth, Ohio



1655 Grant St.  
Portsmouth, Ohio  
Jan. 8, 1948

Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Sirs:

I am returning to you your bills for rent on the Gregg properties in Fairhope for you to resubmit to Mrs. Gregg, inasmuch as the divorce case has been settled and she was awarded the properties in Fairhope.

If, however, she does not choose to exercise her rights to hold the leases on either or both of the properties, please let me know so that the rents may be promptly paid.

Very truly yours,

James B. Gregg



1745 Myrtle St.  
Jackson, Miss.  
Dec. 22, 1941

Dr. C. A. Gaston, Secretary  
Fairhope, Single Tax Corporation  
Fairhope, Ala.

Dear Dr. Gaston:

In reply to your inquiry of Nov. 12, I wish to state that the value of my property is \$850 and that I own only \$100 worth of furniture in the cottage. All other furniture and equipment have been installed by the tenants and belongs to them. Also, we have no fire insurance on the cottage, since it is nearly all fireproof, and no insurance on the furniture or other contents.

Very truly yours,

James B. Gregg



1655 Grant St.  
Portsmouth, Ohio  
March 28, 1951

Mr. E. C. Wolcott, Treasurer  
Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Mr. Wolcott:

I am sending you enclosed in this letter a check for \$9.69 for the rent for the first half of 1951 for the smaller cottage, and a copy of my letter to Mr. Dan T. McCall, my attorney in Mobile, with directions as to what to do about the brick house.

Very truly yours,

*James B. Gregg*  
James B. Gregg



1655 Grant St.  
Fortsouth, Ohio  
March 28, 1951

Mr. Dan T. McCall, Attorney-at-Law  
Johnston, McCall and Johnston  
First National Bank Annex  
Mobile, Alabama

Dear Mr. McCall:

We have been attempting to sell the properties in Fairhope since December 1st, 1950; so naturally attempts to arrange for the payment of the Single Tax Corporation rents have been temporarily delayed. However, since the period of grace expires March 31st, some arrangements must be made now.

I am sending to Mr. Wolcott a check for \$9.69 for the Corporation's rent on the small cottage for the first half of 1951.

As for the brick house, please notify Overton and Mr. Wolcott, Treasurer of the Single Tax Corporation, to deduct \$41.94, the rent for the first half of 1951 on the brick house, from the sales proceeds for the brick house.

Very truly yours,

*James B. Gregg*

James B. Gregg

cc: Mr. E. C. Wolcott, Treasurer  
Fairhope Single Tax Corporation



Nov. 18, 1950

Dear Dell:

In answer to question as to what I think the properties here are worth I have given the matter some thought. I started out with my own guess, \$6500 to \$7500. I doubt that they could be easily sold for what they are worth in the terms of construction cost. They are not of the more popular type of construction and are not located in popular areas of residence. I also enquired of Mr. Dyson and of Mr. Bloxham. Mr. Dyson was about at my lower figure and Mr. Bloxham still lower, and he is better acquainted with buyers' demand than am I.

We were particularly pleased to learn that you are finding it possible to make less than you had expected go farther than you had hoped. We think of you and your problems on many occasions and are glad for any good fortune that may come your way.

Paul is finding that studying in honors is no cinch. He says he is finding that he has to do an awful amount of work but he says the others are having the same experience. I judge it won't hurt him, and he does seem to find time for a sufficient amount of play, I judge from his accounts.

I hope the information may be helpful. If you are considering accepting the property as a portion of your share, it is my belief that you ought not to depend on being able to realize very much from it. If you are satisfied with the location and intended to occupy it, that would be different. However because of location, design, etc., after paying sales commissions you might not realize more than \$5000 or \$6000, if that much. Of course you might find a buyer who wanted to be right next to the business district but there are not many.

Sincerely,



2022 Summit Street  
Portsmouth, Ohio  
November 12, 1950

Dear Corny:

As the walrus said, the time has come to speak of many things, the division of Jimmy and my property for one thing. He will say what the two houses are worth, however I would like to have another opinion. What would you say they were worth? That would be one figure, the second figure might be what they would sell for in these times?

Please tell Margaret that we are getting on better than expected on less than expected. Would like to know what Paul has to say about "honors" now that he is in.

Suppose Lil told you about Dr. Harvey's death.

Thank you for your information.

*Reed*

(Mrs. V. H. Gregg)



September 20, 1948

Dear Dr. Gaston:

Don't let Jimmy make that lease out in his name alone, both our names should be on it. What steps could I take to insure getting my name on the lease?

Distressed to see that Pop was in the hospital. I hope that he did not have anything serious and will be back to his beloved job soon. Guess Margaret never did get the Blue Cross insurance straightened out, it would have been a help now wouldn't it?

I am following the exciting race for Mayor with interest. Very nice note you added to the front page item recommending Ruge, should make him feel that the Courier is not all against him.

For the last three working days I have been writing Auditor's deeds and to my surprise find this type of work interesting. On some there are old deeds to look up etc.

Hope that you are all fine.

*Bill*  
*(Mrs. James B. Gay)*



1655 Grant St.  
Portsmouth, Ohio  
September 20, 1948

Dr. C. A. Gaston, Secretary  
Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Dr. Gaston:

I have received your letter of September 14 concerning the transfer of the leasehold of the Crippen house to Mrs. Gregg and me.

As for the issuing of the new lease to the property, I would appreciate it very much if you would issue the new lease now and put in both my name and Mrs. Gregg's name and send the lessee's copy of the lease in duplicate, one copy to my address and one copy to Mrs. Gregg's address.

Very truly yours,

*James B. Gregg*

James B. Gregg



May 26, 1938

Mr. F. Grubeck  
10915 So. Vernon Ave.  
Chicago, Ill.

Dear Sir:

I have taken up the matter of a transfer of additional land from the lessees on the west of the lot you are interested in, Mr. and Mrs. A. H. Mershon.

They have consented to transfer 10 feet from the east side of their leasehold provided you will also take the land in the rear that they hold lease to. On the front portion they have several ornamental shrubs and on the back there are three bearing pecan trees of good variety and a number of ornamentals. In addition to improvements of this character the line will be brought so close to a number of fine azaleas and other ornamentals on their remaining lot as to give their neighbor on the east considerable benefit from them.

They appraised the value of the improvements on the land which they propose to transfer at \$300.00 but have agreed to accept \$250.00. It would take a number of years to bring pecan trees, rose bushes, wisterias, oleanders etc., to the state of development of those located on this land. There is a fine sod of carpet grass on the entire lot.

I enclose a sketch giving the dimensions of the lot including the proposed transfer. The rent on the lot as sketched is \$28.96 as against \$20.58 on the 35 ft. lot 132 feet deep. You will note that the total area of the proposed lot is a little more than twice that of the original.

I shall be glad to carry out any negotiations you may care to make or offer.

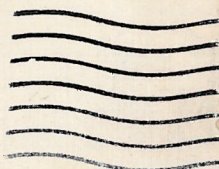
Very truly yours,

---

Secretary

CAG/mg





*Fairhope Single Tax Corporation,  
Fairhope,  
Alabama.*



F. Grubbeck.  
10915-S. Vernon Ave.  
Roseland, Ill. Chicago, Ill.



Chicago Ill. May 19<sup>th</sup> 38  
Fairhope Single Tax Corporation,  
Fairhope Ala.

Gentlemen:

Your prompt  
reply on hand in regards to  
more land to that lot.  
10 ft More would be more  
satisfactory in working out  
a suitable house, but we  
think possible 5 ft would  
do but not any less.  
Your cancellation stamp is  
surely attractive and a good  
advertiser.

Very truly yours  
F. Ambeck.



~~106.5x~~

$$25 - (106.5 \times .00006) = .194$$

$$29 - (129 \times .00006) = .192$$

$$.194 @ 184 = 1.203 = 23338 \times 13 = 3.03$$

$$.192 @ 218 = 1.2364 = 23739 \times 32 = 7.60$$

$$\begin{array}{r} 10.63 \\ \hline \times 2.55 = 27.11 \end{array}$$

$$\begin{array}{r} 1.85 \\ \hline \$ 28.96 \end{array}$$



a. 2-3

Topography

a. 1-3

a. 2-3

Date

Nov 23 1928

CALCULATIONS

1929 rent = 12.50

forfeited 4-26-30

4620

6976  
2392  
9368



May 17, 1938

Mr. F. Grubeck  
10915 So. Vernon Ave.,  
Roseland Station,  
Chicago, Ill.

Dear Sir:

I am in receipt of your letter of the 14th and will see if the lessee on the west will let you have some additional land. It would be helpful if you would inform me what your minimum requirements would be.

I certainly hope your plans for a home in Fairhope will successfully materialize.

My reason for sending this air mail is so you and Mrs. Grubeck can see our cancellation stamp.

Very truly yours,

---

Secretary

CAG/mg



Chicago Ill May 14<sup>th</sup> 38

Fairhope Single Tax Corporation,  
Fairhope, Ala.

Gentlemen:

Would it be possible to get a few more ft. to lot on Magnolia Ave., as there is no way getting in the rear, can't figure a suitable cottage and still have room enough for a front drive.

I am trying hard working out a way so we can come to Fairhope to live.

The lot on magnolia Ave. is our choice if its possible to get more ground.

Resp. yours.

F. Grubeck.

10915-50 - Vernon Ave.

Portland Sta, Chicago



May 3, 1938.

Mr. Fred Grubeck;  
10915 S. Vernon Ave.,  
Chicago, Ill.,

Dear Sir:

I enclose herewith application for the lot on  
Magnolia Ave., which you had under ~~knase~~ consideration.

I find the annual rent on this lot to be \$20.58  
so the deposit that will be required with you applica-  
tion is \$10.29.

I enclose a copy of our lease and of the con-  
stitution and suggest that you familiarize yourself with  
both.

Very truly yours,



Apr. 19, 1945

Mr. A. W. Guindon  
Fairhope, Alabama

Dear Mr. Guindon:

Enclosed find receipt for \$22.50 credited to the rent account of Walter James, as directed by you.

In voting to approve the payment of your bill the Council directed that you be notified to do no further work of this character without prior order.

This morning I saw J. E. Gaston, Countyt. Commissioner and Robt. Nye, County Engineer and they reported they had received no complaint concerning the condition of Morphy Ave., but would do their best to respond to any calls made.

Very truly yours,

---

Secretary.



Oct. 28, 1942

Miss Mary S. Guindon  
Fairhope, Ala.

Dear Miss Guindon:

I enclose herewith an instrument in duplicate which should be signed by your father and mother and by your sister Lydia. This instrument is designed to accomplish the surrender of all rights under the outstanding leases to the home property and to convey to you a joint-tenant interest therein and to exclude Lydia M. from any rights thereto. The application blank attached thereto should be signed by you and by both your father and mother.

I also enclose the common-tenant lease of your father and A. W. to the former Troyer home, on the back of which is an endorsement which should be signed by your father and A. W. This endorsement cancels the common tenant provision of the lease and substitutes therefor a condition of joint-tenancy with all rights to pass to the survivor; and it also provides that both you and your mother shall be named thereon as joint-tenant lessees together with your father and brother. You four should sign the application form attached thereto.

I hope that this is as was intended and that the matter may soon be brought to the desired conclusion.

Very truly yours,

---

Secretary.



Fairhope Ala. 10-21-1942

Cornel Gaston  
Fairhope Ala.

Respected friend

We wish the home  
household on the north side  
of the road recorded, "life lease to  
each of us" and when death calls us  
we wish our daughter Mary S. Guindon  
to have it in her name. On the  
south side (The Troyer property) a life  
lease for each of our undivided halves, to  
fall to Albert W. Guindon and Mary S.  
Guindon conjointly when we are both  
removed by death.

Francis T. Guindon  
Susanna H. Guindon



R. F. D. 1, Box 46  
Mary E. Gullidge

Dec. 22, 1948

Dear Mary:

Your letter has just arrived and we had our last meeting of this month on the 16th. Our next meeting will be Thursday, Jan. 6 and I could hardly do anything before then.

I have discussed the matter with Henry and he advises me that it was his information that the probable market value of the lot is \$250.00. I am sure the council had not considered paying that much for it, but I have advised with others as to market value and it would appear that present market justifies that sum.

I will take the matter before the next council meeting and let ~~xxx~~ you hear from me at once. I'm sorry all cannot be accomplished before the end of the year but trust the Doctor can wait. With my very best wishes for a Merry Christmas and a successful and Happy New Year I am as ever,

Sincerely,



Robertsdale, Ala  
Dec 20, 1948

Dear Corrie,

I am wondering if there is any way you could make an advance on that Eitel street lot before sales papers go thru. No one in the family has been able to make any payment on my surgery bill of October 1947, and I have become acutely embarrassed over the situation. Have held off on the sale because I hoped to sell the mortgage on the house first but I have been unable to do so, and second, I hated to sell the lot until I saw definitely when the entire surgery bill could be paid. But now if there is any way I could get \$50 into Mr. Wm Meekers office before Xmas "it would ease my state of mind."

Sorry Mr Michael lost his little shanty. Please tell him at the time I sold the house I made it plain to Mr Ryals that the Michael shanty was reserved and might be removed. Unfortunately it was not in writing.

I doubt that you can keep me on the advance but if you can please send it to the physician

With best wishes

Mary Gullidge  
R.F.D. 1 Box 46



Jan. 7, 1946

Mr. & Mrs. Ronald L. Gunnison  
Fairhope, Alabama

Dear Mr. & Mrs. Gunnison:

I notified you by post card the 10th of last month  
to come in and sign your leases so they could be completed  
and made available to the Farmers & Merchants Bank, of Foley.

I am now in receipt of a communication from the Bank  
asking us to forward the lease to them. I trust you will come  
in at once and attend to this.

Very truly yours,

---

Secretary

cc: Farmers & Merchants Bank  
Foley, Alabama



Nov. 14, 1945

Bank of Foley,  
Foley, Alabama

Gentlemen:

This will advise you that we have an application from Ronald L. Gunnison and Ira Gunnison for a joint tenant lease to the land described in a certain lease from us to Charles V. Edmundson, which lease is dated October 17, 1941.

This lease is properly endorsed for transfer to Mr. and Mrs. Gunnison and our Executive Council will make acknowledgement of such transfer at its next regular meeting, scheduled for tomorrow night. A new lease will then be issued in the names of Mr. and Mrs. Gunnison and can be delivered to you in exchange for the assigned lease which it is our understanding Mr. and Mrs. Gunnison propose to leave with you as security for a loan to them. Hoping you will find it practical to handle your business transaction as outlined I am,

Very truly yours,

---

Secretary

*Returned 1-12-46*

*C. A. Gordon, Sr.*



Mr C A. Easton,

2/19-44-

Dear Connie,

As yet I have not been over  
to the Pass, where I have all  
cancelled checks and re-  
ceipts, but I am writing to  
Mr Redwood our accountant,  
as we are sure we paid  
all taxes up to July 1-1943,  
and Mr Orenton was to pay  
everything from July 1, 1943  
I am sorry to be so much  
trouble to you but will  
you please let me hear  
from you in regards to  
this. Thanking you I am  
sincerely Camilla Owen



2-14-44-

Mr C. A. Gaston,

Dear Connie,

I have been ill and therefore have not had an opportunity to answer your letter of Jan 28 - did send Mr. Wilkins a check for tax on lts - as I wrote you before I was sure I had paid all taxes up to July, 1943 - and feel there is a mistake but will give the matter my prompt attention in fact will drive to Pass Christian



to check up and get my receipts and  
will then write you immediately - why  
did they fail to send a bill for tax  
before this? Thank you for your trouble  
and will write you in a day or so.

Sincerely

Camilla Owen.