

1935-1954

FSTC: Cornelius A. Gaston: Be - B1

Fairhope

10517-b

121



Oct. 13, 1954

Mr. & Mrs. S. E. Beaty  
Fairhope, Ala.

Dear Lessees:

The 90 day grace period for payment of the rent on your unimproved Lots 7 and 8, Block 36, Division 4 expired the first day of April on the balance due on the first half of the 1954 rent and on the second half 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 now due.

Very truly yours,

---

Secretary

*Paid*  
*Oct 11*  
*Oct 18*  
*Check*



Wm B. Beatty

August 12, 1942.

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

Dear Mr. Gaston:

I have at hand your letter of July 31, which has of necessity remained unanswered as I was out of town for a few days.

I would like to call your attention to the fact that what you call the "natural drainage" of the land is greatly enhanced by the "unnatural" drainage from all the two blocks above on Magnolia Ave. which are drained into the ditch on the Wolcott side of that block, run down the street till they come to Mrs. Knapp's corner, and then overflow and drain off onto our block of Magnolia Ave. No one seems to take this into account. And before that corner drain was changed to run straight across to the corner owned formerly by Mrs. Thames (don't know name of present owner) this drainage was carried diagonally across the street where it ran down the ditch and drained off somewhere into the park.

I realize that a great deal of water falls on the block itself, but I do want you and Mr. Dyson to take what I have to say about that corner drain into consideration, and I do want to call attention to the fact that until something is done about the drainage of the water which falls on the McIntosh block and the Library block, there will still continue to be an unnatural amount of water falling over our land, or rather, draining over our land. What burns me up is that Mr. Dyson and you both know that I have complained for the last seven or eight years about this situation, and no one has been at all concerned with the fact that my house and land have suffered from this continuous flow of water, that sand and clay continually was deposited on my lot, and that no one paid any attention to what I had to say.

As a matter of fact, my own property is benefitted by the building of the Baxter house, because before the house was built, there was a sort of wall of matted grass and tangle of weeds along the edge of the walk, behind the apology for a fence which was along the front of the Baxter lot, which served as a sort of barrier and held the water back from that lot, only to send it down the walk and into my driveway. When the Baxters cleared up that tangle, they only served to turn the water into their own lot. I saw them do it with some misgivings, for I knew what would happen when it rained hard, but it was none of my business to tell them to leave that grass as it was. The Baxter house is a great improvement to the block, and it is a sad commentary on the town and the Single Tax Corporation that



It took a newcomer to drive them out of their apathy. It surely doesn't endear either the town or the Single Tax Corporation to me to have it happen this way.

I am willing to have the wall on the east side of my property torn down (or rather dug up, as it extends into the ground), running north from my garage. In your first letter you said that the tearing down need not commence in front of the rear wall of the garage. This is with the understanding that the fence is not disturbed, and that the land is left in good condition. I still maintain that it will not solve the problem for the Baxters until the drain at Mrs. Knapp's corner is changed to run diagonally across the street, for the water will continue to come down our side of the street and continue to run over the Baxter's land; it will not stand on the Baxter's land, of course, but will cause erosion unless they sod their lot or unless they build up the east side of the lot to divert the water.

Inasmuch as the wall on our lot has been standing for a long time without any complaint on the part of the town or the Single Tax Colony, I see no reason why the expense should fall on me. You have my permission to go ahead and do the work; I regret that I cannot be there when it is done, to protect my interests in this matter, which I can clearly see have never been given the slightest consideration, judging from the lack of results after my years of calling your attention to the fact that the drainage was unnatural on that block of Magnolia Ave.

Very truly yours,

*Ellyn B. Beaty*

Ellyn B. Beaty

3257 Highland Road, Baton Rouge, La.

CC/Mr. Baxter

Memo to Mr. Gaston - I am enclosing check for \$25.00 on Colony rent.



July 27, 1942

Mrs. Ellyn B. Beaty  
% L. S. U. Library  
Baton Rouge, La.

Dear Mrs. Beaty:

I regret to inform you that the wall along the east side of your leasehold constitutes an obstruction to the natural drainage of the lot to the east and we will have to request that a section of the wall be lowered to a level that will permit such drainage.

It would be better if this could be taken up with you on the ground so it could be accomplished with the greatest possible mutual satisfaction and I would like to know when you expect to be in Fairhope again?

The present and recent heavy rains have been causing both annoyance and damage to the Baxters and we are interested in getting this attended to at the earliest possible date. I judge that the section of wall to be lowered would be about 30 or 40 feet extending north from alongside the Baxter garage.

May I hear from you at an early date?

Very truly yours,

---

Secretary.



July 31, 1942

Mrs. Ellyn B. Beaty  
Chemistry Library, L.S.U.  
Baton Rouge, La.

Dear Mrs. Beaty:

Your letter arrived this morning and I wish to thank you for the prompt attention. Though I had made a quite thorough inspection of the grounds before writing to you I ~~went~~ down again with George Dyson this morning to review the situation.

We found that the present ditch along the north side of the pavement appears to be adequate and that the outer edge of the walk area is high enough to prevent any overflow to the north. Since the walk area slopes to the north any water falling thereon will flow over onto the lots or down the walkway <sup>but</sup> this is not considerable as compared to the much greater amount that falls on the block itself.

It appears that Magnolia Avenue is not the extreme north edge of the Knoll Park incline, the incline continuing to midway of block three, from which point there is a rise in the land toward the north. The low point in the block is much lower than Magnolia Avenue and lower than it would be practical to have a ditch or gutter on the north side of the street.

I believe that our corporation would like to consider a sidewalk <sup>but</sup> is not possible at the present since paving materials are frozen and labor is so scarce. As to your fence I cannot see that there would be any necessity to rebuild it since it is separate from the section of wall that would need to be lowered, not torn down. Your wall along the street and all of the side wall with the exception of a section beginning probably sixty or seventy feet north of the street need not be disturbed.

I am sorry you are not here but if you are not to be here for some time I hope it will be possible to accomplish some remedial measure in the near future.

Very truly yours,

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Secretary.



July 29, 1942.

Mr. C. A. Gaston, Secretary,  
Fairhope Single Tax Colony,  
Fairhope, Alabama.

Dear Mr. Gaston:

I have at hand your letter of July 27 in regard to the wall along the east side of my leasehold which "constitutes an obstruction to the natural drainage of the lot to the east," according to your letter.

The drainage on Magnolia Ave. has long been a source of trouble. If you will recall, before the street was paved there was a diagonal drain up at Mrs. Knapp's corner which carried the water which came pouring down the north side of Magnolia Ave. when it rained, across to the gutter on the park, or south, side of Magnolia Ave. in our block. This was necessary because the street was higher than the sidewalk, or rather, walk. When the paving was put in, this drain was taken out and another one laid straight, so that the water from the McIntosh block of Magnolia Ave. came right down on our side of the street and poured down the sidewalk and poured right into my lot. I complained and complained to the town, to no avail, until finally they came and put in a drain across the street on the part now occupied by the Baxter house, which carried the water which came down the walk, across the street just before it reached my lot. This was very satisfactory until it got clogged up; they never cleaned it out, and finally it was closed up altogether and the water continues to pour down the sidewalk. When we stuccoed the house a number of years ago, that wall was put there for the express purpose of keeping the water out of our lot.

I can appreciate the point of view of the Baxters in this regard. It seems to me that the opening of that wall simply to let those torrents of water pour over my lot is not going to solve my problems of keeping the water out. I am very willing to do whatever is necessary, but it seems to me that the drainage of that section of the town is more than the question of tearing down that forty or fifty feet of wall. The street is paved, and there should be gutters to carry off the water, as there are on Fels Ave. and on Fairhope Ave. I am willing to bear any extra expense involved in sidewalks and gutters, but I would be very unwilling to tear down that wall and go the extra expense in putting up a fence, simply because the town has not solved



the drainage problem. I shall be very glad to hear from you in this matter; you as a town official as well as one of the Single Tax Colony should be interested in this matter, for it involves the lots of everyone in that block of Magnolia Ave. My lot is affected more than anyone else, for the water doesn't reach the Cohen lot; it turns in my driveway instead carrying with it the sand from upper Magnolia Ave. gutters, which you may observe by looking in my driveway: at times the door of the garage is completely blocked by deposits of it.

I am not planning to be in Fairhope for some time, so this will have to be attended to by correspondence. I am very glad that the Baxters are complaining about it, because I have suffered from it for many years and no one has ever done anything about it.

Very truly yours,

Ellyn B. Beatty

Chemistry Library, L.S.U.  
Baton Rouge, La.

CC - Mr. Baxter



April 23, 1943

Mrs. Ellyn Broomell Beaty  
3238 University Street  
Baton Rouge, La.,

Dear Mrs. Beaty:

I had taken note of the action of the Board of Equalization in increasing the assessed value of your property and yours with others increased by the Board were visited by Mr. Axil Johnson and myself and we decided that the increase was justified.

However I do not believe the increase to \$2000.00 as proposed by you is justified. My reason is that I do not believe your improvements would sell in a fair market at a price that would justify such an assessed value. By a fair market I mean a market at a time when there were no restrictions on new construction and construction costs were normal.

If too much was paid for the property originally there is no assurance of your finding some one who will compensate you for the excessive cost, nor does that have any bearing on the assessed value, though it can be used to figure depreciation since you are suffering a higher proportion of loss due to the greater investment. I might also add that remodeling costs never represent proportionate added value since they always involve replacement in part to value which already existed.

Assesed value has no bearing on sale value on insurable value or on depreciation value so an increase in the assessed value can in no way be of any benefit to you. The only result to be achieved is to deprive the community of Fairhope of \$10.50 if the assessment is increased to \$2,000.00. I am therefore returning your letter to the Board with my expression of appreciation for your submission of it to me before mailing it in.

Very truly yours,

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MRS. ELLYN BROOMELL BEATY  
3238 UNIVERSITY STREET  
BATON ROUGE, LOUISIANA

April 21, 1943.

Mr. Cornelius Gaston,  
Fairhope Single Tax Colony,  
Fairhope, Alabama.

Dear Corny:

I have received from the Board of Equalization of Baldwin County, notice of a revaluation of the property at 209 Magnolia Ave., changing the assessed valuation from \$1350 to \$1500. It states that any objection should be filed before the last Monday in April.

I am enclosing a letter to them which I am asking you to mail for me after reading it. I had no idea of what the assessed valuation was, as I have either paid the taxes mechanically without filing any returns, or you have paid them for me. I feel that the valuation should be increased to at least \$2000. It is my understanding that the assessed valuation is supposed to be about fifty per cent of the real valuation. If the house is ever to be sold, it certainly ought to bring a great deal more than \$2000, as we have sunk more than that into it after the original purchase, which was entirely too high.



I have in addition given a greater value than that in my income tax report, in which a certain depreciation is allowed in reporting rent. Don't know whether they ever check up on that, but in spite of the fact that a revaluation on the higher side means less income for the Single Tax Colony, I would like to see a higher valuation on the property than \$1500. What do you think about it?

Very truly yours,

Ellyn B. Beatty



MRS. ELLYN BROOMELL BEATY  
3238 UNIVERSITY STREET  
BATON ROUGE, LOUISIANA

Nov. 14, 1945.

Dear Cornie -

Your card reached me this  
morning.

Inasmuch as I have no furniture in the house now, there probably should be some changes listed in the assessment. The fire insurance remains the same, with Thames and Batre. I still have my radio and electric refrigerator, but sold the piano in Fairhope. Have another over here however. But as all my things are in Baton Rouge, I suppose they should not be assessed.

Sincerely,

*Ellyn B. Beaty*



M. Dyson  
XXXXXXXX

C.A.  
XXX

March 3, 1937

Mr. Francis J. Broomell  
Chicago, Ill.

Dear Sir:

I enclose herewith lease as requested. Please have the joint tenant lessees sign both copies in the left hand lower corner and return same to me. I will then complete it and return lessee's copy to you to hold for the joint tenants.

I do not believe it to be necessary to execute any deed of conveyance to the improvements other than the transfer of the lease. Your Mother's lease was not recorded so the only evidence of its existence is now in the Corporation's possession. If you care to do so, Mrs. Broomell could execute an ordinary bill of sale, notarize it and deliver it to you. You could then send it to the Probate Judge, Baldwin County, and place it in the record.

Very truly yours,

---

Secretary

CAG/mg



May 14, 1937

Mr. F. J. Broomell  
111 West Washington St.  
Chicago, Ill.

Dear Sir:

I regret to state that your letter of April 29 was misplaced, preventing an earlier reply.

I have conferred with several others regarding the value of the improvements on your leasehold and the various estimates range between \$2250. and \$2500. I believe it would be fair for you to present either of the extremes.

Regretting the delay and assuring you of my willingness to serve you at any time, I am

Very truly yours,

---

Secretary

CAG/mg



**BROOMELL BROTHERS**  
REAL ESTATE MORTGAGES  
ROOM 247 CONWAY BUILDING  
111 WEST WASHINGTON STREET  
CHICAGO

TELEPHONE RANDOLPH 9121

CHESTER C. BROOMELL  
FRANCIS E. BROOMELL  
C. J. HAMBLETON

April 29th, 1937.

Fairhope Single Tax Corporation,  
Fairhope,  
Alabama.

Gentlemen:- Attention: Mr. C. A. Gaston,  
Secretary.

Herewith, check to your order in the amount of \$1.00, in payment of your fee for issuing a new lease, as requested in your letter of April 26th.

For Inheritance Tax purposes, it will be necessary for me to have an appraisal of the value of the leasehold and improvements. I have no idea what the property is worth in the present market, but if you would be willing to make an appraisal and send it to me at your convenience, I will be glad to pay whatever the reasonable fee for such services might be.

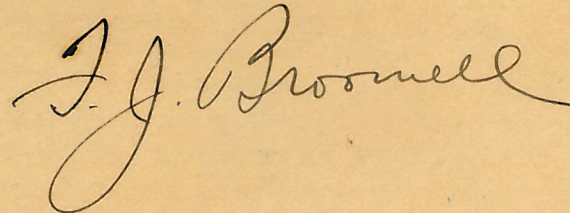
Should you not care to make such an appraisal yourself, perhaps you could find a real estate dealer in town who would be willing to do so.

Thanking you in advance for your co-operation in the matter, I am

Very truly yours,

FJB\*FC

Ck.Encl.



assessed value  $\frac{4}{1350}{2250.00}$



March 12, 1938.

Mrs. Ellyn B. Beaty,  
1056 Palmetto St.,  
Mobile, Ala.,

Dear Mrs. Beaty:

I enclose herewith receipt for the first half years rent.

I do not believe that an appeal for a reduction in your rent would receive consideration at this time. The rents are fixed for this year and will not receive consideration until the latter part of the year when study is being given to the fixing of the rent for 1939.

It is not probable that the council would accept a surrender of land having no street frontage since it could not be rented. ~~ka~~ Your lot is 323 ft. deep and the last 73 ft, costs only about 9% of the total rent.

We will, however see what can be done to abate the nuisance of water from the street and sidewalk coming down over your lot.

If you will come into our office when you are over I shall be glad to give you comparisons on other rents in the town.

Very truly yours,

---

Secretary.



Mch. 9, 1938.

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

Dear Sir:

Enclosed is check for \$10.74, in full payment for the first half of 1938 Colony rent, together with tax receipts for Town and State and County taxes, as follows:

|                                     |              |
|-------------------------------------|--------------|
| Rent                                | \$107.36     |
| Half of rent<br>for first half 1938 | 53.68        |
| State, county tax                   | 20.00        |
| Town tax                            | <u>13.85</u> |
|                                     | 42.94        |
| Balance due                         | \$10.74      |

As this colony rent has heretofore been paid in Chicago unquestionably, by my father before his death, I have never before had occasion to compare my rent with that of other property renters in Fairhope. It seems to me that it is rather high, considering the house rent I am getting for it, and in view of the fact that there is a reduction of about \$15.00 in the tax bill this year.

May I ask what possibility there is of appealing for a rent reduction? The condition of the street paving in front of the house is very bad, and with every rain storm a considerable amount of sand runs down the sidewalk from up the street and turns in at my house to fill up the garage and cover up what little grass there is there. I can get no redress from the town. I have recently had a culvert or drain pipe put in which makes it easier to drive an auto in, but this does absolutely nothing to stop the water which runs down the so-called sidewalk on the north side of Magnolia Ave.

The lot is approximately 200 feet deep. Now that I am no longer living there with a small boy to use the yard, there is much too great an amount of yard. Would it be possible to turn back some of the back yard, toward the Swift place, and how much would that reduce the rent?

Very truly yours,

*Ellen B. Beaty*

1056 Palmetto St., Mobile, Ala.



Feb. 17, 1938.

Dear Dr. Gaston:

I wrote some time ago asking about the colony rent for our lot, as it is about \$5.00 higher for the first half of 1938 as it was for the last half of 1937. How come? I'll send check as soon as I hear from you.

Sincerely

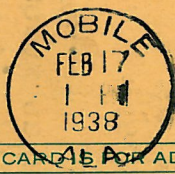
*Elynn B. Beaty*

Beaty Travel Bureau  
Cawthon Hotel, Mobile

I wrote Jan. 24 for this information.



1047



THIS SIDE OF CARD IS FOR ADDRESS

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

3.22  
26  
22  
51.50



March 10, 1938

Mrs. Ellyn B. Beaty  
Mobile, Ala.

Dear Mrs. Beaty:

Your rent as figured heretofore was on a smaller lot than you actually have as shown on the lease description.

I have been down and measured and find that you really have a little more now than I have you charged with but the present calculation will stand for this year at least.

The annual rent for 1938 is \$107.36, one half of which is now due and payable before the first of April to avoid penalty. Your 1937 town and county tax receipts should be turned in for credit on this account.

Very truly yours,

---

Secretary

CAG/mg



# BEATY TRAVEL BUREAU

AUTHORIZED TRAVEL AGENCY

BATTLE HOUSE

26 NORTH ROYAL STREET

MOBILE, ALA.

MRS. ELLYN BROOMELL BEATY, DIRECTOR

PHONE DEXTER 2428

Oct. 18, 1935.

Dear Mr. Gaston:

The 1934 sheet is the latest one I had in the files. There were older ones of all colors, 1933, 1932, 1929, etc., but I picked out the latest one. What became of the 1935 sheet I don't know; it may be up in Chicago but I hardly think so, as all I have ever sent my father is the bill for the taxes.

I shall have to obtain from my father the information about the insurance.

\*\*\*\*\*

The above stars refer to a space of time which has intervened between writing the above paragraph and writing this paragraph. I just happened to recall that this insurance was obtained through Thames and Batre of Mobile, and I called them up to obtain information, which is as follows:

|                                         |        |
|-----------------------------------------|--------|
| † fireinsurance on home (Royal Ins.Co.) | \$2000 |
| † " " " " (Home Ins.Co.)                | 1000   |
| † " " " furniture (Royal)               | 300    |
| † " " " " (Home)                        | 200    |
|                                         | <hr/>  |
|                                         | \$3500 |
| † tornado insurance (Royal)             | \$1000 |
| † " " (Home)                            | 1000   |
|                                         | <hr/>  |
|                                         | \$2000 |

As for luxury goods, can hardly qualify. My electric refrigerator is over here in Mobile now; I also have my 1932 model radio. There is a piano in the house which was bought for \$50.00 six years ago; it has a cracked sounding board and the piano tuners won't touch it; it hasn't been tuned for four years now and you can take it for what it is. I would have no qualms of conscience about not reporting it at all. As for clocks, I even have brought my one clock over to Mobile to have in my room, as my watch needs five dollars worth of repairs on it and I am not getting it fixed till better days come. So I brought over my one clock, as I just said, to have in my room, and while I am downtown I run out and look at the court house tower when I want the time or else call Dexter 3300.



# BEATY TRAVEL BUREAU

AUTHORIZED TRAVEL AGENCY

I hope this information will be enough.

I suppose the information about ~~my~~ <sup>insurance</sup> will be used to check up on reported valuation of personal property. My furniture has always been listed on the tax returns as \$100.00, and lo and behold here is insurance for \$500.00 worth. What to do?

Thanking you, I am,

sincerely yours,

Ellyn B. Beaty

I had in the files. There were older ones of all colors, 1937, 1938, etc., but I picked out the latest one. What became of the 1935 sheet I don't know; it may be up in Chicago but I hardly think so, as all I have ever sent my father is the bill for the taxes.

I shall have to obtain from my father the information about the insurance.

\*\*\*\*\*

The above data refer to a space of time which has intervened between writing the above paragraph and writing this paragraph. I just happened to recall that this insurance was obtained through Thomas and Battle of Mobile, and I called them up to obtain information, which is as follows:

|             |                                         |   |
|-------------|-----------------------------------------|---|
| \$2500      | Life insurance on home (Royal Ins. Co.) | 1 |
| 1000        | " " " (Home Ins. Co.)                   | 1 |
| 300         | " " " (Royal)                           | 1 |
| 200         | " " " (Home)                            | 1 |
| <u>3800</u> |                                         |   |
| 1000        | Cornado insurance (Royal)               | 1 |
| 1000        | " " " (Home)                            | 1 |
| <u>2000</u> |                                         |   |

As for luxury goods, can hardly qualify. My electric refrigerator is over here in Mobile now; I also have my 932 model radio. There is a piano in the house which was bought for \$50.00 six years ago; it has a cracked sounding board and the piano tuners won't touch it; it hasn't been tuned for four years no and you can take it for what it is. I would have no qualms of conscience about not reporting it at all. As for clocks, I even have brought my one clock over to Mobile to have in my room, as my watch needs five dollars worth of repairs on it and I am not getting it fixed till better days come. So I brought over my one clock, as I just said, to have in my room, and while I am downtown I run out and look at the court house tower when I want the time or else call Dexter



# BEATY TRAVEL BUREAU

AUTHORIZED TRAVEL AGENCY

BATTLE HOUSE  
26 NORTH ROYAL STREET  
MOBILE, ALA.

MRS. ELLYN BROOMELL BEATY, DIRECTOR

PHONE DEXTER 2428

Oct. 17, 1935.

Dear Mr. Gaston:

I am enclosing the 1934 Tax return  
list, which is, I suppose, what is needed.

Thanking you for attending <sup>to</sup> this, I am,

Sincerely yours,

Ellyn B. Beaty

The bill for taxes can be  
mailed direct to C. C. Broomell,  
1235 Winnemac Ave., Chicago



Dec. 30, 1947

Mr. and Mrs. J. F. Beaty  
Fairhope, Alabama

Dear Mr. and Mrs. Beaty:

Our office has, of course, understood that there was a contract with the Baldwin Iron & Equipment Co., to transfer to it your leasehold on Fairhope Avenue, though no regular notice of such contract has ever been furnished us.

The rent account on this leasehold is considerably in arrears, no cash payment having been received since you squared up the account at the beginning of 1946 and at which time you made application to include land on the south not formerly leased to you and on which the appraised value of trees was \$25.00. The only credit to this account is for the 1946 state and county tax receipt in the amount of \$27.30. The 1946 town tax receipt will be good for a credit of only 52¢ since the rent charge for 1946 was only \$27.82.

Unpaid rent now due amounts to \$43.60 against which there is a \$3.85 penalty charge. Receipts for the 1946 town tax and for the 1947 state, county, and town taxes will pay the rent indebtedness, but not the penalty or the \$25.00 improvements charge and the \$3.00 interest charge due to date.

The Baldwin Iron & Equipment Co. leased from us the land between your leasehold and that of Mrs. Wenzel and now is considering a proposal to surrender all but the west 33 ft. adjoining your leasehold. In the event this proposal is made I believe the Council would want the retained 33 ft. added to the 66 ft. you have in your lease. I have written Mr. Walthall advising him of this and telling him that I believed such an addition would be agreeable to you and that you would cooperate in accomplishing the ~~matter~~ transaction.

I believe that you should not delay longer in giving us regular notice of your contract with the Baldwin Iron & Equipment Co. so the accounts may be properly set up on our books.

Very truly yours,

c/c  
Baldwin Iron & Equipment  
Company

\_\_\_\_\_  
Secretary

COPY



Sept. 12, 1944

Mr Jackson F. Beaty  
Fairhope, Alabama

Dear Mr. Beaty:

Your application to have the East 66 ft. of your leasehold given an added depth of 66 feet was approved by the council, subject to your acceptance of a new form lease to your holding.

It occurs to me that it might be best for you to have a seperate lease to the property devoted to business use I believe that such an arrangement might be of varied advantage, including legal protection in the case of giving a mortgage or in the case of a judgment.

I will appreciate your letting me hear from you with reference to this matter at your earliest convenience so I can proceed with the execution of the necessary papers.

Very truly yours,

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Secretary.



July 10, 1940

Mrs. J. F. Beatty,  
Fairhope, Ala.,

Dear Lessee:

It is my information that the Town of Fairhope tax on your property has been paid for the years 1931 to 1934 inclusive and that there has been partial payment of the 1935 tax. Noting that these receipts have not been brought to us for credit I thought it well to remind you of this delinquency.

The 1931 receipt is entitled to credit in full but from then forward credit will be allowed only in the amount of the difference between state and county tax receipts credited and the amount of the rent and for your information and our record I list the rent and tax record and the allowable credit from 1932 as follows:

| Annual<br>Rent Charge | State & Co. Taxes<br>Credited                              | Amount of Town<br>Tax Allowable |
|-----------------------|------------------------------------------------------------|---------------------------------|
| 1932 - \$23:51        | \$18.06                                                    | \$5:45 (pt.) <i>Oct. 18/40</i>  |
| 1933 - 23:51          | 18.06 & 0.53                                               | 4:92 " <i>Oct. 18/40</i>        |
| 1934 - 22:52          | 16.80                                                      | 5:72 "                          |
| 1935 - 22:52          | 16.80 & 2.33                                               | 3:39 " <i>Oct 19/40</i>         |
| 1936 - 22:52          | 13.23; 1.37 & 2.63                                         | 5:29 "                          |
| 1937 - 22:52          | 9.65 & 0.95                                                | 6:45 (all)                      |
| 1938 - 22:81          | 9.65 + <i>Can. 53, Oct 18/40</i>                           | 6:45 (all)                      |
| 1939 - 20.21          | <i>Oct 17/40</i> 17.21 (not credited)<br><i>+ Can 1.71</i> | 3:00 (pt.) <i>1.29</i>          |

You will note that there are no auto tax credits for 1938 & 1939. If you have any creditable receipts they will alter the above figures.

It would appear that you have creditable tax receipts as follows that you can turn in for immediate credit and which should be very nearly enough to meet your present indebtedness:

*No of Oct 18, 1940*

|                         |           |                |
|-------------------------|-----------|----------------|
| 1931 Town tax           | - - - - - | 7:80           |
| 1932 Town tax           | - - - - - | 5:45           |
| 1933 Town tax           | - - - - - | 4:92           |
| 1934 Town tax           | - - - - - | 5:72           |
| 1935 Town tax           | - - - - - | 3:39           |
| 1939 State & County tax | - - - - - | 17:21          |
|                         |           | <u>\$44.49</u> |

Neglect of this causes you additional expense.

r  
Very truly yours,



October 18, 1940

Mr. J. F. Beaty,  
Fairhope, Ala.,

Dear Jack:

I am returning herewith the papers you left with me excepting those tax receipts that were found to be entitled to credit on your rent account and for these I am sending you our treasurer's receipt.

There remain lacking only the 1931 Town tax receipt and the 1934 Town tax receipt and the credit you will be entitled to when you turn them in will be sufficient to pay off your entire indebtedness here with the exception of a few cents. You can get duplicate receipts from the Town office and I urge that you do this at once and bring them in.

With regard to your Dad's place the present indebtedness \$94.36 plus a little accrued penalty since October first and of course the first of the year there will be additional rent for 1941. This year's rent was \$22.94.

Under the lease contract we could now advertise the place for sale for the collection of the rent and if you bid it in at the amount of rent due plus the small costs of sale and there was no other bidder, the place would be sold to you; however if someone overbid you, the excess amount would have to be probated for distribution first to any who might have claims against the estate and then for distribution to the heirs.

Let me know what you may want to do about this. I am sure that if you paid the charges now due and held on to your receipts you could recover in the case of a probate of the estate.

Very truly yours,

---



March 27, 1940.

Mrs. J. F. Beaty,  
Fairhope, Ala.,

Dear Lessee:

While there is not much owing on your rent account as shown on the recent statement mailed you, it apparently could be balanced without any additional expense to you.

At the Town office I am advised you have paid the Town taxes for 1932, 1933 and 1934, yet I find the receipts have not been turned in here for credit, nor has the 1939 county tax receipt which I presume is paid. These are entitled to credits when delivered to this office as follows:

|                        |                  |              |
|------------------------|------------------|--------------|
| 1932 Town Tax Receipt, | allowable credit | \$5.45       |
| 1933 " " " "           | " "              | 4.92         |
| 1934 " " " "           | " "              | 5.72         |
| 1939 Co. " " " "       | " "              | <u>17.21</u> |
|                        |                  | 33.30        |

As you will note this is only short \$1.66 of paying the full amount of indebtedness shown on the statement above referred to. Will you not attend to this at once both in your interest and in ours?

Very truly yours,

---

Secretary.

P. S. Please bring this statement to Mr. Wolcott when you bring in the receipts. If you have lost the receipts get duplicates and I wish to remind you that you owe the Town taxes from 1935 to 1939.



June 14, 1938.

Mrs. J. F. Beaty,  
Fairhope,

Dear Mrs. Beaty:

I enclose Mr. Wolcott's receipt for \$35.77 the amount of the auto tax receipts, the 1931 Town tax receipt and of the 1936 county tax receipt which were creditable on your rent account.

I am returning to you 1936 county tax receipt #7792 no part of which was allowable as credit since it was altogether penalty for failure to assess and claim exemption of household furniture to which you were entirely entitled if you had assessed your property.

I wish to call to your attention that the penalties for failure to look after these matters is quite expensive. The tax receipt referred to above, you will note is for \$4.02, while the penalties attached to the other receipt for which we allowed you a credit of \$13.23 amounted to \$6.10 which you will see results in total penalties on the one year's taxes of \$10.12.

As soon as I get the receipt back for your 1937 taxes I will send you a receipt for same and a statement of your account. I shall be glad to be of any help I can to assist you in getting these matters on a more businesslike and economical basis.

Very truly yours,

---

Secretary



# FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

## *Fairhope Single Tax Colony*

ESTABLISHED 1895

FAIRHOPE, ALABAMA

June 9, 1938.

14.33  
13.23  
-----  
1.10

Mr. E. S. Tunstall, Assessor,  
Bay Minette, Ala.,

Dear Sir:

J. F. Beaty has brought to me his 1936  
tax receipts #7791, Book No. 10, Page No. 64 and  
receipt #7792, Book No. 6, Supp., Page No. 4.

It is my understanding that these taxes  
were levied on "copied" assessments and that the  
amount paid is in part penalty.

I will appreciate it if you will do me  
the favor to send me the duplicates of these ass-  
essments so I can determine the amount of credit  
Mr. Beaty is entitled to.

With

With sincere appreciation for this fav-  
or and for past ones, I am,

C. A. Gaston  
Secretary.



1937 TAX RETURN LIST

All questions on this return must be asked and answers noted hereon. Were you on the first day of October of the present year an executor, administrator, curator, guardian, committee, assignee, commissioner, receiver or trustee of any person? Give name Have you in your possession or under your control any property or other thing of value belonging to any other person or corporation? Give name of owner Do you have an infant son or daughter who is a member of your family and who owns property? Does your wife own property? Has it been assessed for taxation? Does any other member of your family who resides with you own property? Give name

DO NOT WRITE IN THIS SPACE Dollars Cts. Mills Real Estate \$ Personal Property \$ Total \$ Assessor's Fee School District No. Tax School District No. Tax School District No. Tax School District No. Tax School District No. Tax School District No. Tax

REAL AND PERSONAL PROPERTY

List of Property Returned by J. B. Beatty #2 Beat No. 10 P. O. Address Sub B 10th #1 Occupation

To E. S. TUNSTALL, Tax Assessor of Baldwin County, Alabama, for the Year 1937

Section 43. (Rev. Act 1935). It shall be a misdemeanor for any taxpayer, or attorney, or agent, of any taxpayer having authority to make tax returns, to fail, neglect, or refuse on demand of the tax assessor to fill out or have filled out the schedule or list herein provided for, or to fail to give the information herein provided for, or to fail, refuse, or neglect to take and subscribe to the oath or affirmation required to such schedules or to fail to return the same to the assessor as prescribed by law. Section 392. (Rev. Act 1935). Any officer on whom any duty is imposed by the revenue law, who fails or neglects to perform such duty, if there is no other punishment provided for such failure or neglect, must, on conviction, be fined not less than twenty dollars nor more than one thousand dollars.

Insurance REAL ESTATE-DESCRIPTION Note whether mineral right, surface right, timber right, turpentine right, or other right. S. T. R. No. Acres Preceding Year's Valuation Taxpayer's Estimate of Value (60%) Tax Assessor's Value for Assessment Valuation by Board of Review \$ Separate or special interests in real estate such as mineral rights, the right to mine minerals, turpentine rights, timber rights, the right to cut timber, oil, petroleum, natural gas, and the right to remove same from the soil, etc., should be separately described and listed as other real estate interests are listed. Number of acres improved Number of acres unimproved CITY PROPERTY-DESCRIPTION Lot No. Block No. Addition or City of Assessor's Fee, \$ 50 10% Penalty \$

HAVE YOU LISTED ALL IMPROVEMENTS LOCATED ON THE ABOVE DESCRIBED PROPERTY? Answer yes or no. Real Estate bought from whom? Price paid \$ Real Estate sold to whom? Price paid \$

OATH TO BE ADMINISTERED TO TAXPAYER. "I do solemnly swear that the foregoing list of property returned by me (Here state "me" if the property returned is his own property, and if not his own property, state the name of the person, corporation or estate for whom the property is returned) is a full and complete return of all the property owned by (Here state "me" if the property returned is his own property, and if not his own property, state the name of the person, corporation or estate for whom the property is returned) or in which (Here designate the owner for whom return is made) had any interest whatever, the situs of which for taxation, or exemption from taxation, is in this county, on the first of October of the present tax year, and that the statement of the amount of fire insurance carried thereon is correct, and that the names and, where known, the addresses of the companies, firms, associations, exchanges or other organizations carrying such insurance are correct to my personal knowledge, and of the improvements on lands listed in the foregoing schedule, so help me God." X Subscribed and sworn to before me this the day of 1937 (Person giving in return) (Officer will sign here) (Give name and style of office here)

I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 32, Revenue Act 1935, to taxpayer or agent making this return and that I interrogated the said party as the law directs in regard to the same. Gill Ptg. & Sta. Co., Mobile Tax Assessor.

Names and addresses of the companies, firms, associations, exchanges or other organizations carrying such insurance must be given. Name Address

Insurance PERSONAL PROPERTY-DESCRIPTION Maximum Exemption Allowed by Law on Items 1 to 12 EXEMPT 100% Value No. Value No. Next Preceding Year's Valuation Taxpayer's Estimate of Value 60% Tax Assessor's Value for Assessment Valuation by Board of Review \$ 1. Household and kitchen furniture Aggregate 100% Value \$250. 1 150 2. Hogs Ten (10) in Number 2 3. Sheep Twenty (20) in Number 3 4. Goats Twenty (20) in Number 4 5. Cows Two (2) in Number 5 6. Calves Two (2) in Number 6 7. Sewing Machines One (1) in Number 7 8. Farming tools Aggregate 100% Value \$100. 8 9. Implements and tools of mechanics Aggregate 100% Value \$100. 9 10. Poultry Aggregate 100% Value \$100. 10 11. Horses and mares Two (2) Horses 11 12. Mules OR Two (2) Mules 12 13. Stocks of goods, wares and merchandise, based on average amount carried during the 12 months preceding Oct. 1st. Amount to be not less than capital employed in the business 13 14. Libraries 14 15. Phonographs, pianos and other musical instruments 15 16. Paintings 16 17. Precious stones, jewelry, plate, silverware, ornaments and articles of taste 17 18. Watches, clocks 18 19. Wagons, buggies, bicycles and all other vehicles except motor vehicles 19 20. Typewriters, adding machines, calculating machines, book-keeping machines, cash registers, iron safes, office and store furniture and fixtures, dictaphones and teletypes 20 21. Guns, pistols, canes, golf sticks, golf bags, and sporting goods 21 22. Cotton and other agricultural products 22 23. Cattle 23 24. Studs, jacks, jennets 24 25. Machinery and equipment of furnaces, rolling mills, mines, quarries, etc. 25 26. Machinery and equipment of cotton gins, oil mills, cotton compresses, grain elevators, flour and grist mills, saw mills and other manufacturing establishments not included in Item No. 25 26 27. Supplies, raw materials and manufactured articles of manufacturers, not including products manufactured within twelve months and stored at point of manufacture 27 28. Money hoarded, whether in custody of the owner or in safety deposit vault or elsewhere (but not including money on deposit in banks) 28 29. Shares of stock in any incorporated company (including banks other than national banks) not incorporated under the laws of this State unless listed and recorded and tax thereon paid 29 30. All investments in bonds not exempt from taxation 30 31. Printing presses, equipment and materials 31 32. Docks, wharves, wharf-boats, landings and warehouses, private or community ferries, canals, ditches, channels, tram-roads, pole roads 32 33. Steamboats, barges, vessels and water-craft of every name and kind 33 34. Outboard motors 34 35. Airplanes, airships and other aircraft 35 36. Radios, sending and receiving sets and appliances 36 37. Mechanical and electrical refrigerators 37 38. X-ray machines; surgical, dental, medical, optometrical and other instruments, etc. 38 39. On the gross amount of commissions or sums charged and received during each year by any auctioneer 39 40. On Gross sales of goods, wares, merchandise, and fruit by cargo at auction during preceding year (to be taxed to auctioneers at one-eighth of one per cent.) 40 41. Gross sales at auction of goods, wares, and merchandise except cargo sales by cargo (Item 40) during preceding twelve months to be taxed to auctioneer at one-quarter of 1% 41 42. Gasoline, oil or other tanks, pumps, fillers, etc. 42 43. All other property, real, personal and mixed not hereinbefore specified; DESCRIBE SPECIFICALLY 43

Total 10% PERSONAL 10% REAL ESTATE Amt. of This Page Amt. Forward Totals

REMARKS:











|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
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|----|----|----|----|----|----|----|----|
| 36 | 31 | 32 | 33 | 34 | 35 | 36 | 31 |
| 1  | 6  | 5  | 4  | 3  | 2  | 1  | 6  |
| 12 | 7  | 8  | 9  | 10 | 11 | 12 | 7  |
| 13 | 18 | 17 | 16 | 15 | 14 | 13 | 18 |
| 24 | 19 | 20 | 21 | 22 | 23 | 24 | 19 |
| 25 | 30 | 29 | 28 | 27 | 26 | 25 | 30 |
| 36 | 31 | 32 | 33 | 34 | 35 | 36 | 31 |
| 1  | 6  | 5  | 4  | 3  | 2  | 1  | 6  |

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BANK OF FAIRHOPE

61-461  
FAIRHOPE, ALA.

September 15, 1948

Mr. Raymond Beaty  
Fairhope, Alabama

Dear Sir:

We are in receipt of a copy of letter written to you by Dr. C. A. Gaston, Secretary of the Fairhope Single Tax Corporation with reference to delinquency in your rent account.

The mortgage which we hold on your property calls for payment of such items by you, and your failure to pay the item constitutes a default in your contract and makes the entire matter subject to call if in our opinion that is necessary.

We know that it is your intention to comply with your contract; and we ask that you give the matter your immediate and satisfactory attention. Please let us hear from you within the next ten days regarding this account.

Yours sincerely,

President

KW:dp

cc: Veterans Administration  
Regional Office  
Farm Security Building  
Montgomery, Alabama

Re: L-H-936-Alabama  
BEATY, Raymond J.

Fairhope Single Tax Corp.  
Fairhope, Alabama

C  
O  
P  
Y



Sept. 14, 1948

Mr. and Mrs. R. J. Beaty  
Fairhope, Alabama

Dear Mr. and Mrs. Beaty:

I wish to call to your attention that your rent is considerably in arrears. Our record shows that your present indebtedness amounts to \$68.22.

The above figure includes an unpaid balance from 1947 amounting to \$17.94, this year's rent, \$46.43 and penalty charges amounting to \$3.85.

In 1947 the only credit to your account was a \$13.00 cash payment, June 4. This year the only credit is for your County tax receipt \$15.48, Feb. 26. The 1947 Town tax, \$15.00 is yet unpaid.

You should pay the above Town Tax and bring the receipt to us with such additional payment as you can make at this time.

Very truly yours,

---

Secretary

c/c Bank of Fairhope



J F Beebe  
11416 Prairie Ave  
Chicago, Ill.  
7/12/43.

Mr C. A. Gaston, Secretary  
Fairhope Single Tax Colony  
Fairhope, Alabama

Dear Mr Gaston:

We received today from our daughter Mrs Deese, the assignment from Mrs Richardson, covering the buildings and improvements located on the land leased from the Colony, as covered by lease dated June 18, 1943.

We notice that this assignment states "I hereby assign all my rights title and interests etc" but does not state to whom they are assigned.

Is it essential that our names show thereon or are we protected in spite of this omission?

Enclosed you will please find this assignment and if it is desirable



C.A.G.  
#2

we wonder if you would be kind enough to have it amended.

We are both unfamiliar with transactions involving leased lands and shall very much appreciate your help in the matter or advice.

Of course we shall be happy to pay promptly any charges in connection therewith.

Our daughter will be in shortly to pay the dollar lease issuance fee.

We are enclosing also a stamped self addressed envelope for the return of the assignment.

Hope we are not imposing too much on your kindness.

Very Truly yours.

John F<sup>my</sup> Clara E. Beck



July 29, 1943

Mrs. T. W. Richardson  
504 28th Avenue, Route 4  
Hattiesburg, Miss.

Dear Mrs. Richardson:

I enclose the instrument of assignment you executed when you sold the property to Mr. and Mrs. Beebe. You will note that it failed to mention the names of the assignees.

Just above I have written a statement declaring John F. Beebe and Clara E. Beebe to be the assignees. If you will sign this and return it to me I will forward it to Mr. Beebe.

Very truly yours,

---

*Returned and mailed to  
Mr. Beebe Aug. 11, 1943  
C. A. Guston*



504 28th Ave. July 20, 1943

Route 4, Hattiesburg Miss

Mrs. T. W. Richardson  
Fairhope, Alabama

Dear Mrs. Richardson:

Your assignment of your interests here to  
to Mr. and Mrs. John F. Beebe which you endorsed on  
the instrument you received from Mrs. McLean did not  
name the transferees.

Mr. Beebe has sent me the instrument to  
have it corrected as to this omission. Please call  
at my office when convenient so this may be accom-  
plished.

Very truly yours,

---

Secretary

Mr. S. W. Brock  
Smith, Dukes & Buckalew  
Mobile, Alabama

July 19, 1943



June 19, 1943

Mr. and Mrs. John F. Beebe  
Fairhope, Alabama

Dear Lessees:

I am handing your lease to Mr. O. K. Cummings for delivery to you.

You will note that I have written an endorsement of surrender of the south portion on the back of the lease. Please sign this since it is copied on the back of our copy of the lease and notation made that it is signed by both of you.

Your rent account is being adjusted in consideration of the surrender. Your bill for the last half year rental charge will be only for that retained under lease. The six month notice provision is waived due to trees etc. on the surrendered portion being appraised at enough to make up for the customary charge.

You owe us a lease issuance fee of one dollar which please remit.

Very truly yours,

---



July 18, 1942

Mr. Carl Beiser  
Fairhope, Alabama

Dear Carl:

In explanation of our rent statement # 568 which was sent you this month, your rent account when you made the loan from Baldwin County Savings & Loan Ass'n amounted to \$66.99 annually and your monthly payments were adjusted accordingly.

Your 1942 rent charge was increased by reason of the increased service due to the surfacing of Magnolia Avenue and School St. and we billed the Baldwin County Savings & Loan Ass'n accordingly but they made payment on the old rent basis and will probably do so again with the billing for the last half of the 1942 rent unless you make arrangements to increase your payments to them proportionately.

The amount billed you for the unpaid balance of the first half of the 1942 rent has been delinquent since April first and should be paid now since it will be subject to 8% penalty until paid. A like amount is now due on the second half of the 1942 rent and will become delinquent if not paid before October first.

If you do not understand about this I suggest that you call for a fuller explanation.

Very truly yours,

---

Secretary/



CERTIFICATE OF REGISTRATION

STATE OF ALABAMA

Baldwin County

By the Board of Registrars in session assembled.

THIS IS TO CERTIFY that Vystantas. Finadar Beligis, who was  
born on the \_\_\_\_\_ day of \_\_\_\_\_ 1 \_\_\_\_\_, and who resides in District No. 10 of Pre-  
cinct (or Ward) No. 10, particularly at Fairhope Alabama  
(If town or city give street address, and name of town or city; if elsewhere give address sworn to by applicant)  
in said State and County, this day appeared before said Board and on said applicant being examined under oath touch-  
ing his qualifications, said Board has adjudged him (or her) entitled to be and has on the date hereinafter set forth reg-  
istered him (or her) and issued this certificate of registration. Said Vystantas Finadar Beligis  
Name of applicant  
if his residence shall remain unchanged and if he pays all poll taxes due or to become due, and is not otherwise disqual-  
ified will be entitled to vote in said precinct (or ward) and county at any election on and after the 7<sup>th</sup> day of  
July 1944  
Given under our hands this the 7<sup>th</sup> day of July 1944

Chairman

Member

Member



(1) Registration alone does not qualify one to vote.

(2) To entitle a person to vote at any election by the people, he shall have resided in the state at least two years, in the county one year, and in the precinct or ward three months, immediately preceding the election at which he offers to vote, and he shall have been duly registered as an elector, and shall have paid on or before the first day of February next preceding the date of the election at which he offers to vote, all poll taxes due from him for the year nineteen hundred and one, and for each subsequent year; provided, that any elector who, within three months next preceding the date of the election at which he offers to vote, has removed from one precinct or ward to another precinct or ward in the same county, incorporated town, or city, shall have the right to vote in the precinct or ward from which he has so removed, if he would have been entitled to vote in such precinct or ward but for such removal. (Sec. 178, Constitution.)



RA # 2, Box 61

Oct. 26, 1944

Dear Fin:

I have your letter concerning your ballot which I have had notarized by Mr. Cramer and which is returned to you herewith.

We do not elect the president by direct ballot but by electing the party delegates to the electoral college. These are shown in the first column on the ballot. I presume you will want to vote the straight Democratic ticket and this can be done by placing an (X) in the circle at the top of the first column under the Rooster. If you do that you do not need to place an (X) in front of each name. Fairhope is in the Second Congressional District, George Grant the candidate; the 3rd County Commission District, J. E. Gaston the candidate and the 10th Precinct, with no Precinct office to be filled.

With reference to the Amendments I might observe:

No. 1. My general policy is not to vote on such amendments, either for or against. It involves only the officers of Houston County, so I leave the decision to them.

No. 2.. Of course I shall support this or any other amendment relieving citizens from the payment of a poll tax as a requisite to voting.

No. 3. It appears to me this amendment is designed to, or may restrict the power of minorities to get the names of their candidates on the ballot. It might hinder rather than aid democratic processes.

No. 4. I do not like a measure that extends the office term without the authority of the voters who have the power of election. I intend to vote No.

No. 5. Much the same as No. 1. I don't know what the voters of Walker County want so will not vote.

No. 6. My first reaction is that the State should continue whatever control it has over corporations acting under charters issued by it.

I was surely glad to have you add to your letter: "I'm O.K." Surely hope you will continue so. Best wishes.

Sincerely,



Rt. 2 - Box 61

Mobile, Ala.

Tuesday.

Greeting friend:

I'll trouble you a bit.

These papers are to be notarized  
I don't know who is the notary  
that would also know me and  
my signature. Is Mr. Cramer one?  
If so, could I trouble you to  
have these papers notarized?

My second question:

Do we elect a president or the  
party? I do not see the  
names of presidential  
candidates, and I'm wondering  
if I got the complete ballot.

I'm O.K. and I hope you  
all are too. My love to everyone  
of you.

Gratefully Fin <sup>over</sup>



94-2-Box 61  
When you return the ballot,  
please inform me what Fairhope's  
precinct, or district, is.

Thanks  
V

Respectfully,  
Fin.  
1/2



Rt. 2 - Box 61

Mobile, Ala.

Sunday

Hi y'all?

I've not been so good last week. After a full week of suffering, it was decided that what ruined my "lovely" face and blinded me, was not a poisonous bug, but shingles! Boy, I looked like a merry mess, all swollen & battered up. Yesterday, that the swelling reduced, sores began to dry and all was getting well, they started to medicate it. Very nice of them, indeed.

I expect to be home next week. Will be in Fairhope a month at the most. Some friends from Chicago are



are moving to Arizona on  
 N. M. and I was invited  
 to stay with them at no  
 rental cost, which is a break.  
 Another friend of the family,  
 a lad of 23, is coming down  
 to Fairhope next week, & I'll  
 have him pack my things into  
 three categories. Those to  
 remain in Fairhope, those to  
 go West & those to go back  
 to Chicago. I as yet do  
 not know where I'll stay  
 but I'll try to get a room  
 at the Fairhope Hotel for  
 the two weeks of Edwin's stay.  
 I'll dispatch a letter to Camilla  
 today.

Please do me the favor of  
 seeing Spider and have him  
 rush to me Vitis. I should



3

have gotten it last Saturday  
I have time on hand here  
and I want to mail it  
out from here. It shouldn't  
take two weeks to print it.

Otherwise, nothing else.  
Regards to Margaret, Paul  
and everyone. Love to all of you

Fin



Hi Sugah:

To inform you that I'm ready to leave anytime from Saturday on. If you can, call for me Saturday, otherwise, I expect a friend of the family arriving either ~~Saturday~~ Sunday or Monday on the L&N so I thought perhaps we could figure out to call for me on that day so that after I'm picked up we can pick him up too at the station. So if you won't call for me on Saturday, I'll know you'll call on his arrival date, which I'll let you know as soon as I learn the exact date of his arrival. But if you will be busy during ~~Saturday~~ Sunday & Monday (being holidays) then I could call for him myself from Fairhope on the bus.

I also would like that you rent a room for us at the Fairhope Hotel, with two beds, for two weeks. During his stay I'll have him pack all my things into three groups. Those to go West with me, those to remain in Fairhope until my return and those to go back to Chicago. I'll also have the things from yhe school picked up and those from ~~Mxxx~~ Mrs. Campbell and have it in one place so that the insurance covers all. So his coming is rather timed in my favor, even though this is the only time he can get his vacatio n.

Otherwise, I've been bad off last week. Originally I thought I was chewed up by a roach which I caught near my ~~xxx~~ face in bed. But after a week of suffering, blindness, sores, swelling & pain, it was discovered that it was shingles I had, so yesterday, now that the condition healed well, they started to medicate. I suppose it is better late than never, but when I needed help most, nothing was done for it. I looked like a



holy terror. Sores, blue & red, swollen and batteredd. I even couldn't touch the hair on my head out of pain while my eyes seemed to do all ~~xxx~~ kind of intricate tricks in their sockets. Well, I'm glad that it is over and I want no more of any shingles either. Awful is the word. No more for now. Regards to all & everyone.

Lovingly & Sincerely

Fin



August 24, 1944

Mr. V. F. Beliajus  
Rt 2, Box 61  
Mobile, Alabama

Dear Fin:

I should have answered your letter some time ago but I took it home for Margaret to read and kept forgetting to bring it to the office. I wanted to have it at hand when replying but I still do not have it, though must delay no longer.

I note what you say about not having your lease at hand and I have prepared an endorsement on the back of the duplicate copy which I believe will be sufficient to accomplish the proposed conveyance. You will note the endorsement is by way of a transfer to Mrs. Lee. I decided this was the best procedure and Mrs. Lee can surrender such portion as she does not care to retain. I talked the matter over with her and she is in agreement.

I was pleased to learn that you are reading up on the nature of your affliction. That, I believe, is the best way to get information, what you may be told in answer to specific questions is often misleading. Of course the professional standing of the author and the currency of the publication are important. I believe there may be much to what your author writes concerning geographical location. However there are certain features I feel must be considered. It would not be well to live in a very populous center except all other conditions were favorable. I noted recently Birmingham has the greatest incidence of tuberculosis in the nation, probably due to crowded slums and the industrial smoke which screens out ultra violet light rays.

There are probably places in Alabama where conditions would be favorable to recovery. I should say that such would be preferably in a fertile limestone section where the local produce was rich in minerals and somewhat of a plateau. The surroundings should be pleasant and relaxing and non-stimulating. I wonder if your inherent ambitions are not over stimulating and if it would not be better if you could studiously curb them until you have fully recovered.

We think of you often and hope for your recovery.

Sincerely yours,

---



August 5, 1944

Mr. V. F. Beliajus  
Rt. 2, Box 61  
Mobile, Alabama

Dear Fin:

Please pardon me for my delay in replying to your letter of July 31. I needed some time to mull over the problem, to see the Tottens, etc.

We, too, regret the indicated results due to the doctor's decision. We had hoped you could live here and help us to maintain the tradition of our school, or create a new tradition. I am, however, convinced there may be much to what he says, and I am of the opinion it might be extremely hazardous for you to try to stay on here for so long as you propose. Certainly it would appear to me that unless your case is completely arrested you ought not to attempt to live here at all outside of the hospital. If you are discharged as a completely arrested case I believe it might be hazardous for you to stay longer than is absolutely necessary for you to get your things together and plan where to go. You will not be "amid strangers in a strange land" for long wherever you go so be of good cheer. Your personality will quickly win you true friends.

With reference to the land, it appears that Parker Totten proposes to transfer the West 50 feet of his leasehold to Mrs. Lee and she wants an additional strip off the east side of the land leased to you. I believe the best plan might be for you to transfer your lease to Frances Mitchell Lee and she could retain what she wanted or as much as we could let her have without making a bad division and permit her to surrender the rest. This could be accomplished by your writing on the back of your lease an endorsement as follows: "For value received I hereby transfer to Frances M. Lee all my right, title and interest in and to the within lease.

I have passed on to Margaret your messages and she has attended to the matters. I do hope you are going to continue to improve and that the doctor will soon be able to pronounce your case arrested and discharge you from Cottage Hill. We shall be most happy to have you in Fairhope again, if even for a short time.

Sincerely yours,

---

Secretary.



Rt. 2 - Box 61

Mobile Ala.

July 31-44

My dear friend and Dr:

The doctor told me a bit of news last Tuesday that was anything but pleasant. Now that I had a week of thinking it over, I've still come to ~~no~~ no definite conclusions, however. I'm mentally calmer. The thing is, the doctor suggested that when I leave here, "it would not be a bad idea if I would move away from the coast region to dry areas" He said "anywhere as long as it is a dry area" As you can well realize, it was quite a shock to me, for I love Fairhope and its people and I was building all my dreams and hopes around it. But it seems the fates are never in accord with my dreams. And this time I'll really have to enter a life of exile amid strangers in a strange land in some kind of a Mojave desert or the Sahara. However, thanks God I'm not being sent to Siberia and I am in the land of the free, and God is Most Great.

Regardless, I do not plan to leave Fairhope for another year or two or even more. If I could get well in this cold and mildewy room, I certainly can keep ~~pe~~ well for a few more years under



better conditions, in Fairhope, and it will not  
kill me. However, the land, & I regret, I'll have to  
give up. It is not my first dream gone to the winds  
though it did not involve real estate. Please.  
However, do nothing with it till you saw, or heard  
from Mrs. Totten. Do get in touch with her.

Also, I still seem so unconvinced about  
this "dry region" stuff. He did say I'm insensible  
(sp?) to compress, which is a fact, damp weather makes  
me shiver, but I'm still questioning myself  
if with care, I could not overcome climate?  
What do you all think? I'm so perplexed,  
that I wish he didn't tell me anything.

There is nothing else I can say. Otherwise  
I feel well enough. Anticipating my return to  
Fairhope, though as yet I do not know where to  
I'm going, unless I'll take a room in one of the  
hotels, or at Funks if they have room. Tell Marge  
to call up Camilla & tell her about the Dr's  
decree, or suggestion, and also that Kazy's accordion  
will not get there for another week or so.

My best wishes to you, Marge & Paul and  
love to you all.

Ever

Fin



March 23, 1939.

Mr. Wm. B. Belknap,  
Land O' Goshen,  
Goshen, Ky.,

Dear Sir:-

In reply to your letter of March 16th requesting a reduction in your taxes, I find that your assessment is now \$2,000.00 which is presumed to be 60% of full value and it seems to me that it would not be possible to get the property valued any lower.

Conceiving that you may be referring to the rent levied by the Single Tax Corporation rather than the taxes I will state that there was a reduction in this year's rent amounting to \$13.56, the frontage rate on the west having been reduced 10%.

The time to file a protest on the county assessment is next month and if it is that you desire to do I will further advise you but as I have stated I do not believe any reduction would be allowed.

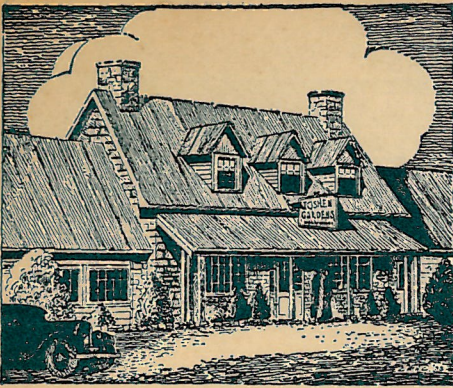
The Executive Council, during the last quarter of the year fixes the rent for the ensuing year and any protest of rent should be presented at that time and if it is your intention to protest the present rent levied on your leasehold such protest should be made in October or if you will notify me that that is your intention I will file this letter as a protest. I suggest that if you are coming to Fairhope any time prior to the last quarter of the year you come and see me about the matter.

Very truly yours,

---

Secretary.





The Inn Serves The Best Foods From 3500 Acres

# LAND O'GOSHEN FARMS

## GOSHEN, KY.

Registered Southdown, Ryeland and Dorset Sheep,  
Angus Cattle, Kentucky Saddle Horses  
Orchard Grass, Lespedeza Seed, Dairy Products

GOSHEN GARDENS FARM INN  
GOSHEN GARDENS FARM MARKET

U. S. Route 42—Louisville-Cincinnati Highway—14 Miles from Louisville  
Phone Harrods Creek 76  
ALAN ADAMS, Manager WM. B. BELKNAP, Owner

Assistant Managers  
CLAUDE C. RAYL S. YOER TUPPER JOHN J. GRAY



Southdown Champion Ram  
LAND O'GOSHEN 16 OF 35  
Winner of 23 firsts and Championships out of 25  
times shown at largest shows of 1935-6-7  
NEVER BEATEN IN HIS CLASS

March 16th, 1939.

Fairhope Single Tax Corporation,  
Fairhope, Alabama.

Gentlemen:

I would like to put in a formal request for the  
*of the tax*  
reduction on our property, formerly the Cohn property and  
I would appreciate your telling me the procedure to be gone  
thru with in this case.

Yours very truly,

*Wm B Belknap*

221.72  
208.14  
12.58  
10.80

WBB/r

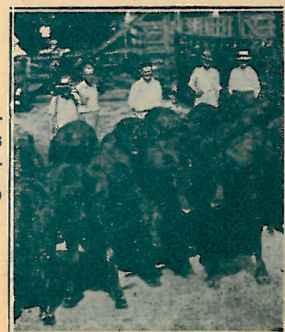


WINNING SHOW COLT  
BY BOURBON O'GOSHEN

LAND O'GOSHEN 7 OF 35  
Champion Southdown Ewe 1936-37



STEERS FROM L. O. G.  
REGISTERED ANGUS  
HERD TOPPED 1936 FAT  
CATTLE SHOW AND  
SALE OF 1,700 ANIMALS.





Sept. 10, 1936

Mr. Adam Benik  
Fairhope, Ala.

Dear Sir:

In compliance with your request, a survey has been made of the northeast quarter of Northwest Quarter of Section Two and the 1 improvements (clearing, timber, building, fences, etc) appraised at \$279.00. The improvements (timber) on the east half of southeast quarter of Northwest Quarter appraised at \$100.

To secure a lease to the land it will be necessary to make application on our regular form (copy of which is enclosed) together with a deposit of six months rent, and agree, if application is accepted, to pay for the improvements at the appraised value.

I wish to call to your attention the rule of the corporation requiring that notice of each application be posted on the enclosed form and that the issuance of a lease is subject to this rule.

For your convenience I have filled in the description of the land under consideration. You can sign it, attach your check for \$21.51 and return it to me if you desire to make application. I will then post notice of application and at our next regular meeting, Sept. 21st, the council can approve the issuance of a lease to you provided there are no other applicants. If your application is not approved, your deposit check will be returned to you.

Very truly yours,

---

Secretary

EAG/mg  
ENC.



Nov. 14, 1944

Mrs. Alberta P. Bennett  
Fairhope, Alabama

Dear Mrs. Bennett:

I enclose herewith an application in duplicate for you to sign and return to us with your lease so that we may include thereon the additional five feet to be transferred to you by Mrs. Casebere.

I have advised Mrs. Casebere of what she must do to accomplish the transfer and if the papers are ready in time it can be accomplished at our next meeting, Thursday night.

Very truly yours,

---

Secretary.



Jan 24, 1939

Mrs. Perry Beneshoff

Dear Mrs. Beneshoff:

Dr. Gaston showed me your letter and I immediately arranged to get the thousand dollars and I am ready to close the deal at your pleasure.

I do not consider the property valuable from an investment standpoint because of the high rental of the lot, but I am buying it because Mrs. Nichols should have a smaller home to care for. I shall later try to sell my property.

As I understand all that is necessary is to sign the lease to me which can be done through Dr. Gaston and I will turn over the money to him.

Sincerely,

---

Paul Nichols

PN/mg



Jan. 21, 1939. -

Mrs. Perry Benshoof,  
Van Tassel, Wyoming,

Dear Mate:-

I enclose receipt for payment of rent on your lot to July 1, 1939 and thank you for your prompt remittance. I do not believe the taxes have been paid yet but with your rent account paid up we can apy the taxes for you. I will get in touch with Max and get the bills and pay them if he is not prepared to pay them out of other funds. We will, of course, have to charge back any penalties that may be attached to the bills for delayed payment but such will not amount to more than 80% or 90%, I believe.

The price you put on your place is quite cheap and I believe I have a good prospect in Margarets parents Mr. and Mrs. Nichols. Mrs Nichols has not been very well and I feel that the care of her big house is too much for her. She enjoys the bay so much that she has been opposed to moving elsewhere in town and when I got your letter I told Father and the idea appeared to appeal strongly to him and he thought that he knew where he could get the money until he could dispose of his home. I have not yet heard from Mother on the matter but I should think that she would be pleased to make the change. The smaller house would be more comfortable and easier to care for and she would still have the bay view and a better yard than she now has. I will let you know further as soon as I have something to report.

In the school we are getting some good cooperation from the patrons and I have strong hopes that we will be able to keep the school going and to build it up. I agree with you that leadership can best be developed among the local people but with leadership goes responsibility which they must also assume and should have assumed much earlier. Perhaps we cannot keep the school "free" but I hope we can keep it open to all willing to cooperate and pay to the extent of their ability which I feel is all one can ask. Will let you hear from me soon.

Sincerely,



Jan. 6, 1939.

Mrs. Kate E. Benschhof,  
Van Tassell, Wyoming,

Dear Kate:-

Mr. Wolcott handed me your letter for reply and informs me that the balance of rent due Dec. 31st past was \$66.88 and a penalty charge of \$3.67. We delayed replying for a few days thinking 1938 tax receipts might come in for credit but I have learned that the taxes have not yet been paid. The first half of the 1939 rent in the amount of \$36.93 should be added to the above to make the total now due.

Mr. Wolcott is so busy with first of the year duties that he can get no time for correspondence but he says to tell you that he and Mrs. Wolcott very much appreciate your kind expressions and greetings and they are both wishing for you every good thing. We are all happy to learn that you are so pleased with conditions there, particularly the climate. It is hard for us near tropics to imagine how that can be.

Fairhope continues to grow in a very satisfactory manner and I believe the advantages afforded by the Single Tax Corporation are coming into more appreciation than ever before. However, we are now feeling keenly our great loss in the death of Mrs. Johnson and it is not possible now to tell just what the outcome will be but we are going on with the school and have strong hopes that the means will develop to continue it and to make of it a memorial to the great work she conducted for so many years under such great hardships.

I wish you folks were not so far away so you could be with us fire time to time. Last night we celebrated Frances' birthday with a largely attended party among whom were all five of us children with our better halves, Max and Leah coming over for the occasion. Please give my affectionate regards to Perry and tell him not to work too long and too hard.

affectionately,



My Dear Mr. Wolcott

Will you please  
let me know  
just how my  
Colony rent is -

Thrs Dear Aunt  
Frank<sup>sending the Courier</sup> I keep  
ported on the  
doings of most of  
your people and  
often miss "Larkhope"  
Very much. Still  
like it here -  
especially the climate



Now don't smile  
but it is wonderful.  
Much the finest  
the year round  
that I've ever known.

Please give my  
kindest regards to  
Mrs DeLoett - I thank  
you I am always  
Most sincerely

Wate E. Jenschhof

Van Dassel

Dec-30-1938-

Wyo

Wishing you both a  
Most happy - healthy & prosperous  
new year.



Dear Corrie -

I came home from  
Nels. yesterday and  
found your letter of  
Jan 7. I thank you  
Corrie for the interest  
and for your very  
kind wishes - Yes Mrs  
Johnson's going is  
indeed an unthinkable  
and irreparable loss -  
and a great grief to  
her host of friends -  
I cannot at just  
myself to the thought  
for I did not realize  
her illness was so serious  
but I feel sure that



her work and its  
fruits will never  
pass - and that no  
one can perpetrate  
it better than  
the friends & followers  
at Fair-hope ~~and~~.

Cornie I am very  
anxious to dispose  
of this place on the  
Day front. It will  
be so much more  
profitable for me  
to let Perry meet  
the proceeds here.

I am asking \$1000<sup>00</sup> clear  
for myself. Will you  
please advise me  
if you think that

not in line with  
the Colony requirements.  
I have it listed with  
Mr. Hoam & that he  
could sell for enough  
more to pay his  
commission. The  
place has cost me  
about \$2000<sup>00</sup> exclusive  
of the yearly rental.  
I think you will  
understand and  
know what is best  
for me to ask -  
and I'll be very  
grateful if you can  
assist in any way  
May that he might



be able to take it up  
but gave up the  
idea last summer.

My kindest regards  
& love to you all, and  
Wishes for a Happy  
Healthy & prosperous  
New Year - Always  
Wate -

1-16-39.

In enclosing chks for  
\$106.88 - for rents etc



Oct. 1, 1948

Mrs. Naomi A. Benton  
8001 Sycamore St.  
New Orleans, La.

Dear Mrs. Benton:

It is again time to assess your property and I need information as follows:

Have you made any change in your fire insurance?  
The record shows \$2000 with Carl L. Bloxham, Agent.

Have any additions been made to the 4 room frame house?

Has there been any change in the furnishings?  
The record shows furniture assessed at \$50. Have you any butane equipment and if so of what value?

Very truly yours,

---

Secretary

*No Reply  
Ltr to Rowe*



**FAIRHOPE SINGLE TAX CORPORATION**  
**FAIRHOPE, ALABAMA**

Mrs. Naomi A. Benton  
8001 Sycamore St.  
New Orleans, La.

October 1, 1944

DEAR LESSEE:— See Postscript below.

The Tax Assessor, E. S. Tunstall and Tax Collector, M. H. Wilkins have announced that they will be at Fairhope, October 6th, 9th, and 10th to receive assessments of taxable property and collection of taxes due, including poll taxes.

If, for any reason, you will be unable to make your assessment see me about it.

On the 9th and 10th Probate Judge G. W. Robertson, will be in attendance either in person or by clerk, for the purpose of issuing Business, Hunting, Fishing and Automobile Licenses.

**BE SURE TO REMEMBER**

1. To take your 1944 assessment sheet with you.
2. To apply for Homestead Exemption and all other exemptions you are entitled to. This year's assessment sheet carries a Homestead declaration that must be signed by all Home-owners. You will have to bear the full burden of any tax resulting from failure to claim any exemption you are entitled to.
3. To be prepared to give Assessor a report on your Fire Insurance.
4. To assess taxable personal property and improvements at Sixty Per Cent of their normal value, many present values are abnormally high.
5. To see that the property description is accurate and complete.

Very truly yours,

C. A. GASTON, Secretary

P.S. I have your 1944 assessment. If you wish me to assess for you this year please advise me before Nov. 30 if there should be any change. The improvement is described as a 4 room frame house. Insurance is with Carl L. Bloxham in the amount of \$2000. Taxable personal property is listed as household furniture, 60% value \$60. Your rent being paid in full we will be glad to attend to the tax payments.

*over-*



Dear Mr. Gaston: -

Will appreciate it very much if you will  
handle this assessment for me.

yours truly,

Mrs. D. A. Benton.

8001 Sycamore St.,  
New Orleans, La.

Oct 2nd 1944.



# WHITNEY NATIONAL BANK

OF NEW ORLEANS

NEW ORLEANS, LA.

October 14, 1940.

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

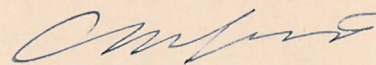
Dear Mr. Gaston:

I have your letter of the 1st instant,  
in reference to the assessment on Mrs. Benton's property.  
I wish to thank you and to take advantage of your offer to  
attend to this matter.

There has been no addition to the  
personal property. We have no radio, electrical refrigerator,  
or other electrical equipment, or musical instruments there.  
I note that you will pay the 1940 taxes.

Thanking you, I am,

Yours very truly,



C. R. Benton,  
Assistant Cashier

CRB:OR



Sept. 14, 1938.

Mr. C. R. Benton,  
Whitney Nat'l Bank,  
New Orleans, La.,

Re; Leasehold of Mrs. Naomi A. Benton.

Dear Mr. Whitney:

I wish to acknowledge receipt of the Corporation copy of the lease of Mrs. Naomi Armitage Benton which has been placed in our files and regularly recorded in the records of this Corporation. Should you desire to have your lease recorded in the County Record Book it will be necessary for you to return it to me for acknowledgement after which I would forward it to the Probate Court for recording. The charges (fees) would probably be between six ~~and~~ seven dollars.

While some of our leases are recorded, the majority are not. It is necessary to have a recorded lease to execute ~~a~~ ~~xxxx~~ mortgage acceptable to the Federal Government or to Building and Loan associations but otherwise I see no reason to incur the additional expense.

I am enclosing treasurer's receipt for the one dollar lease fee and a statement showing an indebtedness for rent of \$2.04, payment of which will balance the account to Jan. 1st, 1939. This amount is a balance due on the second half of the 1938 rent which will become delinquent October 1st, after which it will be subject to a penalty charge of 8% per annum.

I will write you later about the matter of assessing your property here which I told you I would be glad to attend to for you if you will not be here at the time the assessor makes his rounds in October.

Very truly yours,

---

Secretary.



WHITNEY NATIONAL BANK  
OF NEW ORLEANS

CABLE ADDRESS  
"WHITBANK"

NEW ORLEANS, LA.

September 15, 1938.

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

Dear Mr. Gaston:

I wish to acknowledge receipt and thank  
you for your letter of the 14th instant, in reference to  
leasehold in the name of my wife, Naomi A. Benton.

I do not see any necessity <sup>for</sup> in having the  
lease recorded now.

I am enclosing check for \$2.04 covering  
the balance of the rent due for this year.

As I do not think there is much likelihood  
of my going to Fairhope during October, I indeed appreciate  
your attending to the matter of assessment which you so kindly  
offer to do. From my recent conversation with you in regard  
to the repairs to the house, I judge that that can not make any  
difference to the assessment and needless to say I would ap-  
preciate your endeavoring to have same reduced if possible.

Thanking you in advance and with best regards,  
I am,

Yours very truly,





# WHITNEY NATIONAL BANK

OF NEW ORLEANS

NEW ORLEANS, LA.

REGISTERED MAIL

September 13, 1938.

Fairhope Single Tax Corporation,  
Fairhope, Alabama.

Gentlemen:

I am enclosing herein application for lease covering Lot 3, Block 14 F of Division 2 of the Fairhope Single Tax Corporation and also duplicate copy of the lease covering that lot, both signed by Mrs. Naomi Armitage Benton together with one dollar bill which I understand is the amount of the transfer tax.

Please have this lease recorded in the name of Mrs. Benton or take whatever other action is usual in the premises.

Kindly acknowledge receipt.

Yours very truly,



C. R. Benton.

CRB:HV  
encls:



Aug. 29, 1949

Mr. A. O. Berglin  
Fairhope, Ala.

Dear Mr. Berglin:

Enclosed find our receipt for \$32.50, the amount for which rent credit could be allowed on the receipts for your payment of 1946, 1947 and 1948 Town taxes on the leasehold of Phil Brady, transferred to Fairhope Ice & Creamery Co.

Since this credit overpaid the 1949 account by that amount, we are herewith sending you our check for \$32.50, balancing the account as of the end of this year.

Very truly yours,

---

Secretary



Jan. 4, 1939.

Mr. A. O. Berglin,  
Fairhope, Ala.,

Dear Sir:-

I am returning herewith your 1938 assessment sheet on which I note that you did not take advantage of all exemptions of personal property allowed by law.

While in Bay Minette I saw that the same condition exists on your 1939 assessment and I suggest that you bring in the duplicate copy of the 1939 assessment which you possess and let me see what I can do toward getting this matter corrected.

I shall go to Bay Minette before the middle of the month and shall want to attend to it then.

Faternally yours,

---

Secretary.



Oct. 27, 1938.

Dear Mr. Berglin:-

At its last meeting the Council selected a committee composed of Mr. Wolcott, Reuben Rockwell and myself to consider rents for 1939 and report at the next meeting.

I have felt that it might be desirable for the entire Council to have an opportunity to give advance consideration to this important matter and for this reason I have had prepared plate showing the rates now in effect. I am enclosing one for your consideration and I hope you will find time to go over it.

Probably there should be no general rise but I am convinced that there are some inequities as the frontage rates now stand. These rates you will note are shown in red ink. I am sure they are too low in some places and possibly too high in others. I suggest that you make notes where it appears to you changes should be made.

Fraternally yours,

---

Secretary.



MRS. EVA M. BERGLIN  
113 OAK STREET  
FAIRHOPE, ALABAMA

Fairhope Single Tax Corporation

Dear Friends:

I wish to express  
my appreciation of the honor you  
have given my dear husband  
and myself, by naming a street  
in our name "Berglin". I feel all  
his good acts in our Conley City  
will always be cherished; for his  
second thoughts, were always doing  
some good for his community.

Sincerely

Eva M. Berglin



Nov. 27, 1954

Mrs. Eva M. Berglin  
Fairhope, Alabama

Dear Mrs. Berglin:

As a token of the recognition the executive council would like to give to express its appreciation of the very considerable service for which our Colony is indebted to you and your husband the late A. O. Berglin, a motion was passed at our council meeting November 19, designating as Berglin Street a new street which will extend from the east end of Johnson St. as it is being extended east from Mershon St., south to Morphy Avenue.

Berglin Street will be the east boundary of a subdivision of the former golf course lands. It will be parallel to and one block west of Ingleside Ave. As soon as the plat of these lands is completed, the streets developed and supplied with essential utility services, lots on Berglin Street and the other streets in the area will be opened for development.

It is our hope that the lots made available will be desired by such as will build attractive homes. We will have no doubt that such will be the case if those who lease the lots have only a moderate measure of the initiative and industry exhibited by you and Mr. Berglin during the years we have been privileged to be associated with you. We are sure you will understand that this gesture in no way reflects the full measure of our appreciation for the devotion you and Mr. Berglin have given to our common cause.

Sincerely yours,

---

Secretary



April 14, 1937

Fairhope Creamery  
Mr. A. O. Berglin  
Fairhope, Ala.

Dear Mr. Berglin:

Your lease to the East  
15 ft. of lot 7, lot 8, and the south 60 ft.  
of lot 9 block 5, division 4 is now ready  
for delivery upon receipt of \$1.00 issuance  
fee.

Very truly yours,

---

Secretary

CAG/mg



July 1, 1938.

Mr. L. A. Berglin,  
Fairhope, Ala.,

Dear Sir:-

In sending you the enclosed statement of your rent account I wish to call to your attention the fact that the record shows you have not yet turned in the Town and County tax receipts for the years 1936 and 1937 nor your poll tax receipt for 1937.

I also note that the poll tax receipt for 1935 was not turned in, though no credit can be allowed on it since the full years rent was paid with tax receipts it might be of some value to have the record of its payment shown on our books in case there should ever be any question of its having been paid.

We will appreciate your early attention to these matters so that your account will make a better appearance on our books.

Very truly yours,

---

Secretary.

*J-1-38*

*Pl to 1-1-39*



*M. Anglin*

Nov. 25, 1944

Dear Marvin:

I am quite ashamed of having neglected to write to you earlier. I am enclosing receipts for the full payment of your colony rent and for your payment of your sustaining fund contribution for which we thank you. I will attend to your assessments if they have not already been attended to.

On your home place the taxes exceed the rent by 92¢ and on the other property the taxes exceed the rent by \$14.96. If you will mail me a check for the total amount, \$15.88 I will see that the state, county and municipal taxes are paid on both properties. If there are any other tax or assessment matters that need attention please let me know.

I note what you have to say concerning your preference for "any place in the States" to even so delectable a place as the "Navy says" you have there. We have been enjoying a course of lectures brought to us by Rotary. The first was on Russia, the second on China and the third (last night) on Australia and the Islands of the Pacific. I believe the majority of us who have heard these lectures have been able to come to the same conclusion as you, without leaving the comfort of our homes. I believe we have the most desirable section of the world in which to live and the most suitable government under which to work out our economic problems and I surely appreciate the service you are performing in protecting us against foreign influences and interests that would, if they could, dominate our policies to the accomplishment of their will.

I presume you saw in the Courier we (the Town) had ordered condemnation of the low portion of Lot A, Seacliff and had protested or appealed the valuation set by the appraisers. At our last meeting we decided to try to purchase the entire lot if we could satisfy the various interests for a reasonable charge. The title is badly gummed up as you know. However we thought the Robertson-Bestor interests who hold the record title might settle for a reasonable sum and if we could settle with Keeney and Patterson for what they have in the lot we might not come out so badly. We would then have enough land for a road right-of-way and a protected shore for public use. I never did know how far you got along with your negotiations for the title held by Patterson, but it is Beebee's opinion that Patterson has no claim of a substantial basis. I would appreciate any observations or suggestions you may have in this matter. I sincerely join in your hope that it will not belong until you are with us here. Margaret joins me in every good wish to you.

Sincerely,



M. Benzin m. m. m.<sup>2</sup>  
Case Three one 31 Fluff  
San Francisco Calif

Sept 22 1944

Dear Connie.

Enclosed please find  
check to cover rental on my two leaseholds  
in the amount of 59.96. Please see that  
Both of these houses are properly assessed this  
year I will greatly appreciate your doing  
this for me. As it is very hard to get  
anything done from here by mail.

Also I am enclosing my Pledge to  
the Organic School which I will  
appreciate your giving to Margaret.  
From the articles in the paper and  
from news I get from Fairhope  
Politics must be, or rather have  
been very quiet as the election is  
Now over isn't it?

We are kept quite busy out



here keeping track of some equipment  
rolling and keeping every thing in  
shape, but I sure will welcome the  
day when this is over and all of  
us can again pursue the things  
we desire, and be home again.

However at this particular place we  
have the best duty there is to be  
had in the Pacific, "so the Navy  
says." But give me any place in the  
States. I hope you and the family  
are all well and that it won't be  
so terribly long now before I'll see  
Fairhope again.

Sincerely  
Marion

Mother & Mom's



Sept. 13, 1944

Dear Mafvihar:glin

*To Mafvihar:glin*  
I was surely glad to hear from you and extremely sorry that there appeared to be no legal means my desire and yours, to have your name go on the ballot, for reelection. The special law, under which you were able to apply for leave during your term of office does not provide for you to qualify for reelection and assumption of office if elected, unless you are present on the ground. I considered you and Sam to be the best on the past council and for that reason and because you were the youngest I had very much hoped you both would and could run for reelection. It appears you couldn't and Sam felt he could be in town so little of the time that he shouldn't.

Bill Keeble is running for your place and Jim Bennett for Sam's place, both without opposition. They are both good men but they increase the average age of the council rather than diminishing it as I would like to see it. I wrote an article about this for the Courier which was replied to by Bill Keeble. I enclose clippings of both. ~~Sk~~ I sounded out the council some and they indicated that should there be a vacancy after your return to Fairhope first consideration would be given to filling such vacancy by inviting you to return to the council.

War conditions are changing rapidly now and present scale fighting in Europe may be over shortly, though there is considerable likelihood there will be work for the armed forces to attend to for a considerable time. In your section the heaviest fighting is ahead of us and the unsettled conditions that may exist there for some time will no doubt require the maintenance of a considerable force in that area. We, in civilian life, will probably be relieved of war conditions while there will still remain a very considerable number in the armed forces.

I do hope we have the wisdom and the will to establish and insure economic conditions, unlimited opportunity for all, those who are mustered out late as well as those who are mustered out early. There are two ways to accomplish that. It can be accomplished as in Russia by public ownership of all productive property and it produce, or it can, I believe, in large part be accomplished by the Fairhope plan of confiscating or collecting the monopoly value of all land, leaving private enterprise in the full ownership and control of property.

I do hope we'll be seeing you soon and that we'll have a better world for everybody.

Sincerely yours,

*Tom*



M. O. Berlin Mom m<sup>3</sup>  
Case (Three one) 31 Fleet P.O.  
San Francisco Calif.

August 22 1944

Dear Connie

I have a letter from  
Dad concerning my running for reelection  
on the town Council, if it is the desire  
of the people and myself I would be  
more than pleased to have my name  
put on the ticket and I sincerely  
hope that if elected I'll be home  
very soon to fill my office and  
I sure will appreciate anything and  
every thing that can be done for  
~~the~~ me in the coming campaign  
and what ever expenses are  
incurred in the election and  
advertisement I will take care  
of as soon as you let me  
know the amount. I am



Able to keep in rather close  
contact with things at home by  
letters from my folks and friends  
and the Courier is sure a welcome  
sight- although it comes by regular  
mail is usually about three weeks  
old when I get it. If you desire you  
can write a statement for me to be  
published in the paper and of course  
there will be the usual hand bills ect:

I'm doing my bit out here in the  
Pacific and even though I am not  
in the front war zone, we are  
seeing plenty of results of war  
and preparation for same plus  
plenty of destruction, again I say  
what ever you and the administration  
can do for me will be more than  
appreciated

Sincerely

Marvin

MoBerglin



Feb. 9, 1942

Mr. Marvin O. Berglin  
Fairhope, Alabama

Dear Marvin:

At its last meeting the Executive Council approved of you as the contracting lessee to the north  $61\frac{1}{2}$  ft. of lot 9 and the north  $70\frac{1}{2}$  ft. of lot 10, block 11, division 2.

It is customary for the contracting lessee to have a signed application on file with the Corporation and I am herewith enclosing such application which you will please sign and return to me.

Very truly yours,

---

Secretary.



April 25, 1941

Mrs. Victoria Bernhardt,  
Fairhope, Alabama,

Dear Mrs. Bernhardt:

I note that the total indebtedness on your place now amounts to \$192.35 and that the Town taxes have not been paid for 1938-39-40, three years.

On several occasions you reported to me you expected to start making regular payments out of your monthly check and we feel that we are going to have to insist that something be done.

There is a fair market for property now and we feel that it should be taken advantage of. It is not probable that the property could be sold for more than you owe and with this steadily increasing our chances grow slimmer each year.

We appreciate that your various children are not oversupplied with house room, except it be Mrs. Allen and that it is much nicer to have a home of one's own but I am sure you will appreciate that is not the responsibility of this corporation.

Please let me hear from you at an early date so I can report to the council.

Very truly yours,

Secretary.

*P.L. 4.50 4-28-41. Sarp will pay  
at rate of \$1.50 monthly.*



March 27, 1940.

Mrs. Victoria Bernhardt,  
Fairhope, Ala.,

Dear Mrs. Bernhardt:

Town I note that you have not yet brought in your 1939 ~~county~~ tax receipt for credit on your rent account. I believe you have paid the tax and it should be brought in. While this credit will not have any appreciable effect on the old balance showing on the recent statement sent you, \$118.11, it will help and I also wish to urge that you pay up such Town taxes ~~and~~ as are unpaid.

The old balance above referred to amounts, with the interest of \$33.66 to more than seven years of uncollected rent which I am sure you will appreciate makes it appear that we, the officers have not been attending to our business very well. On several occasions you have assured me that it was going to be possible for you to make regular payments on this account but up to the present you have taken no such action.

The trustees have advised us that there will be an audit of the accounts in a short time and we feel obliged to get everything in as good shape as possible. Please let me hear from you as early as possible.

Very truly yours,

---

Secretary.



Jan. 7, 1944

Mr. and Mrs. Wilbur W. Bernhardt  
Fairhope, Alabama

Dear Mr. and Mrs. Bernhardt:

Last night our Council approved of you as lessees of the property purchased from Mr. Carl Kuter, but provided that the issuance of a lease to you should be withheld until such time as you can secure from Mr. Kuter his lease properly endorsed for transfer to you, or, if he has lost the lease, to execute a proper affidavit.

Such affidavit should declare that a lease was issued by the Fairhope Single Tax Corporation, dated Nov. 3, 1937 to Louisa M. Kuter and Carl E. Kuter for their joint lives and to the survivor; that the said lease was in the possession of the said Louisa M. Kuter during her lifetime; that the said Louisa M. Kuter is now deceased; that after a diligent search of such of her effects as are available to him he has been unable to find the said lease and the same must be assumed to be lost; that he, Carl E. Kuter is the sole owner of the said lease by right of survivorship; that he has not previously made any transfer of his rights thereto; that he requests and authorizes the Fairhope Single Tax Corporation to cancel the said lease and to consider it of no further force nor effect and to issue a new lease to Wilbur W. and Carrie Bernhardt.

We regret the necessity of putting you to this additional trouble but a joint-tenant lease is of questionable status in this state and you will recall that there was a rumor that Mr. Kuter had made some commitment to his aunt. There is a possibility that the lease is in her possession and it should be established by correspondence whether it is or not and if not whether she has any knowledge of its whereabouts. We hope all can be straightened out soon, but in the meantime our corporation recognizes you as the bona fide lessees.

Very truly yours,

---

Secretary.



Apr. 7, 1939.

Mr. A. Bertolla,  
Daphne, Ala.,

Dear Mr. Bertolla:-

At the Council meeting last night our revision of the Physical Defect on your leaseholds was approved.

I have recalculated the rent on this basis and find that the annual rent would be charged at \$333.79, which it is agreed would be applied to the rent now due, that is for the last half of 1938 and the first half of 1939, one-half of which is delinquent since Oct. 1st, 1938 and all of which is delinquent since the first of this month. However it is further agreed that no penalty will be charged if settlement is made now on this basis since this matter of adjustment has been delayed for so long a time.

We hope that you will be able to see your way to profitably use the land at this rental or that it may be found practical to dispose of the higher priced land and hold the cheaper land for the purpose you propose to use it. In connection with the latter I was out there this morning with a man from Michigan who would like to have a price on the improvements on the 20 acres in pecans and he would also like to have either about ten acres on either side of it or the 30 on the west. He has asked me to communicate with him as early as possible so I will appreciate your consideration of the matter at once.

It looks now like there is no danger of frost tonight for which I am sure we are all very thankful.

Very truly yours,

---

Secretary.



M BERTOLLA BROTHERS,

Daphne, Alabama

to Fairhope Single Tax Corporation DR.

Address: MR. R. E. L. CONNOLLY, Treasurer  
Post Office Box 323

Please Remember to Send or Bring Assessment With Tax Receipts

*Sec 2*

|                      |                                                      |                  |
|----------------------|------------------------------------------------------|------------------|
| net SW 1/4 2-6-2     | 5M logs, \$25.00, 80 cords wood, \$40.00             | 65.00            |
| et set SW 1/4        | 70 cords wood                                        | 35.00            |
| nw 1/4 SE 1/4        | 2M logs \$10.00, 20 cords \$10.00, 5A clear. \$50.00 | 70.00            |
| sw 1/4 SE 1/4        | 100 cords wood                                       | 50.00            |
| w 1/4 set SE 1/4     | 1.2M logs \$6.00, 10 cords wood \$5.00               | 11.00            |
|                      |                                                      | <u>\$231.00</u>  |
| <i>Sec 11</i>        |                                                      |                  |
| nw 1/4 NE 1/4 11-6-2 | Imp. \$200.00, .5M logs \$5.00                       | 205.00           |
| n 1/2 sw 1/4 NE 1/4  | Cord wood included in estimate                       |                  |
| set NE 1/4           | 3M logs \$15.00, 15 cords wood \$7.50                | 22.50            |
| et net NW 1/4        | 2M logs \$10.00, 3A clearing \$35.00                 | 45.00            |
| set NW 1/4           | .5M logs                                             | 2.50             |
| n 1/2 net SW 1/4     | .5M logs                                             | 2.50             |
| n 1/2 SE 1/4         | 1M logs \$5.00, 103 cords \$51.50, 5A clear. \$50.00 | 106.50           |
|                      | 232 cords wood not listed above                      | 66116.00         |
|                      |                                                      | <u>\$731.00</u>  |
|                      | Bonus bid for lease                                  | 316.00           |
|                      | Total bill                                           | <u>\$1047.00</u> |





7 inches - 39 6/100



$$\begin{array}{r}
 259.85 \\
 18.87 \\
 \hline
 149.04 \\
 5 \overline{) 427.78} \\
 \underline{85.} \\
 \hline
 \end{array}
 \quad
 \begin{array}{r}
 296.38 \\
 23.31 \\
 \hline
 145.20 \\
 494.89 (1.16 \text{ per A.} \\
 \underline{334.02} \\
 \hline
 160.87
 \end{array}$$

$$\begin{array}{l}
 169.77 @ \frac{1}{3} \text{ off} = 169.77 \\
 60.31 @ \frac{2}{3} \text{ off} = 30.15 \\
 58.84 @ 1.40 = 82.38 \\
 11.28 @ 1.45 = 16.36 \\
 127.98 @ 1.50 = 191.97 \\
 \hline
 490.63
 \end{array}$$

$$\begin{array}{r}
 60 \\
 84 \\
 \hline
 124
 \end{array}$$



North  $\frac{5}{8}$  of Section 11  
 Aug. 29, 1936  
 C.A.S.

|                |                 |                |                    |                    |                     |                 |                 |                 |             |
|----------------|-----------------|----------------|--------------------|--------------------|---------------------|-----------------|-----------------|-----------------|-------------|
| Rockwell       | Matuses         | Rent --- 20.25 | Timber --- 10.00   | Rent --- 21.38     | Improvements 200.00 | Rent --- 11.83  | Timber --- 5.00 | Andrews         |             |
| Batzey         | Timber --- 2.50 | Rent --- 33.27 |                    | Rent --- 22.84     | Rent 28.80          |                 | Timber 15.00    | Cd. Wood 7.50   |             |
|                | Rent --- 18.75  |                | Rent --- 18.09     | Rent --- 12.56     |                     | 3 A clear 30    |                 | 88 ed. 44       |             |
|                | Timber 2.50     | Timber 7.50    | 1 M. logs --- 5.00 |                    | 15 eds --- 7.50     |                 | 3 A clear 50.00 |                 | Fence 10.00 |
| Rent --- 17.60 | Rent --- 18.75  | Rent --- 18.09 | Rent --- 12.56     | 1 M. logs --- 5.00 |                     | 15 eds --- 7.50 |                 | 3 A clear 50.00 | Fence 10.00 |
| ⑥              | ⑦               | ⑧              | ⑨                  | ⑩                  |                     | ⑪               |                 | ⑫               | ⑬           |

|            |                  |                  |                  |     |      |         |   |      |         |   |                     |
|------------|------------------|------------------|------------------|-----|------|---------|---|------|---------|---|---------------------|
| #1         | e $\frac{1}{2}$  | ne $\frac{1}{4}$ | NW $\frac{1}{4}$ | - - | Rent | \$20.25 | - | Imp. | \$45.00 | - | (clear., timb.)     |
| #2         | e $\frac{1}{2}$  | nw $\frac{1}{4}$ | NE $\frac{1}{4}$ | - - | "    | 11.83   | - | "    | 5.00    | - | (timber)            |
| #3         | se $\frac{1}{4}$ | NW $\frac{1}{4}$ | - -              | - - | "    | 32.27   | - | "    | 2.50    | - | (timber)            |
| #4         | n $\frac{1}{2}$  | sw $\frac{1}{4}$ | NE $\frac{1}{4}$ | - - | "    | 22.59   | - | "    |         | - |                     |
| #5         | se $\frac{1}{4}$ | NE $\frac{1}{4}$ | - -              | - - | "    | 28.80   | - | "    | 22.50   | - | (timb., cd. wd.)    |
| #6         | n $\frac{1}{2}$  | nw $\frac{1}{4}$ | SW $\frac{1}{4}$ | - - | "    | 17.60   | - | "    |         | - |                     |
| #7         | n $\frac{1}{2}$  | ne $\frac{1}{4}$ | SW $\frac{1}{4}$ | - - | "    | 18.75   | - | "    | 2.50    | - | (timber)            |
| #8         | n $\frac{1}{2}$  | nw $\frac{1}{4}$ | SE $\frac{1}{4}$ | - - | "    | 18.09   | - | "    | 7.50    | - | (timber)            |
| #9         | n $\frac{1}{2}$  | ne $\frac{1}{4}$ | SE $\frac{1}{4}$ | - - | "    | 12.56   | - | "    |         | - |                     |
| #10        | w $\frac{1}{2}$  | nw $\frac{1}{4}$ | NE $\frac{1}{4}$ | - - | "    | 21.38   | - | "    | 200.00  | - |                     |
| Total Rent |                  |                  |                  |     | - 2  | 204.12  |   |      | 285.00  |   |                     |
| 6 mo. rent |                  |                  |                  |     |      | 102.06  |   |      | 120.80  |   | (est. val. cd. wd.) |
|            |                  |                  |                  |     |      |         |   |      | 405.80  |   | 10850               |



SOUTH HALF SECTION TWO

August 29, 1936.

C.A.S.

|          |                                                                |                                       |                                                                                    |                           |         |
|----------|----------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------|---------------------------|---------|
| Rockwell | Rent--25.80<br>5M logs 25.00<br>80cd.wd. 40.00<br>65.00<br>(3) |                                       | Rent--28.67<br>2M logs--10.00<br>20cd.wd--10.00<br>5A clear. 50.00<br>70.00<br>(2) |                           | Johnson |
|          | Notes                                                          | Rent---11.47<br>70cd.wd.-35.00<br>(4) | Rent--26.00<br>100cd.wd. 50.00<br>(1)                                              | placed x<br>vacant<br>(0) |         |

|            |        |        |        |   |   |      |         |        |       |         |   |                       |
|------------|--------|--------|--------|---|---|------|---------|--------|-------|---------|---|-----------------------|
| #1         | sw 1/4 | SE 1/4 | -      | - | - | Rent | \$26.00 | -      | Imp.  | \$50.00 | - | (cd. wood)            |
| #2         | nw 1/4 | SE 1/4 | -      | - | - | "    | 28.67   | -      | "     | 70.00   | - | (cd.wd.logs-clearing) |
| #3         | ne 1/4 | SW 1/4 | -      | - | - | "    | 25.80   | -      | "     | 65.00   | - | (cd.wd.-logs)         |
| #4         | ew 1/4 | se 1/4 | SW 1/4 | - | - | "    | 11.47   | -      | "     | 35.00   | - | (cd. wood)            |
| #0         | w 1/4  | se 1/4 | SE 1/4 | - | - | "    | 5.73    | (est.) |       |         |   |                       |
| Total Fent |        |        |        |   |   |      | 2       | /      | 97.67 | 220.00  |   |                       |
| 6 mo. rent |        |        |        |   |   |      |         |        | 48.84 |         |   |                       |











325 ed wood @ 50 = 162.50

Spent 82 1/4 B 78 1/4 + w 1/4 82 1/4 B SE 1/4

10  
2.50  
2.50  
15  
7.50  
37.50  
500  
542.50  
8

|                                                                       |                                                                                                                  |                                                                                                                                                      |                                                                                               |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <p>Rockwell<br/>(1.27)<br/>1.19-1928</p>                              | <p><del>34 A @ 5</del><br/>3 1/2 A clear @ 10 35.00<br/>2 A @ 5 10.00<br/>A 1.13 R 20.25<br/>5 A @ 1/3 15.00</p> | <p>Coleman<br/>A 1.08 R 11.83<br/>1 A @ 5.00<br/>7 A 1/3 21.00<br/>13 A 1/3 42.00</p>                                                                | <p>Andrew<br/>(1.14)<br/>1.00-1928</p>                                                        |
| <p>Batt<br/>1.24-1928</p>                                             | <p>40 A @ 1/3 133.00<br/>1/2 M @ 5.00 2.50<br/>A 1.21 R 32.27</p>                                                | <p>4 A 1/3 13.00<br/>A 1.21 R 22.59<br/>Err 1.20 1.12-1928</p>                                                                                       | <p>20 A 2/3 133.00<br/>3 A @ 5 15.00<br/>15 ed wood 7.50<br/>A 1.08-R-28.80</p>               |
| <p>No timber<br/>20 A 1/3 133.00<br/>1.40-1924<br/>A 1.32 R 17.60</p> | <p>1/2 A @ 5 2.50<br/>7 A @ 2/3 15.00<br/>2 A @ 1/2 1.00<br/>A 1.25 R 18.35</p>                                  | <p>4 A 1/3 13.00<br/>5 A 2/3 15.00<br/>1 1/2 A @ 5 7.50<br/>A 1.18 R 37.34</p>                                                                       | <p>12 A 2/3 133.00<br/>3 A clear @ 10 30.00<br/>A 1.13 R 36.14</p>                            |
| <p>1.31-1928<br/>132</p>                                              | <p>1.24-1928</p>                                                                                                 | <p>Great<br/>5 A<br/>35.79<br/>A 1.18 R 37.34</p>                                                                                                    | <p>1.12</p>                                                                                   |
| <p>1.39-1928<br/>1.31-1928</p>                                        | <p>Wm. Meyer<br/>1.34-1928</p>                                                                                   | <p>5 A @ 2/3 15.00<br/>2 " " 1/3 1.00<br/>1.28-1928<br/>10<br/>50 pears<br/>40 blueberries<br/>10 A clear<br/>3 A clear 30.00<br/>A 1.29 R 33.54</p> | <p>1.28<br/>10 A 1/3 13.00<br/>5 ed wood 2.50<br/>A 1.20 R 20.00<br/>(1.27)<br/>1.19-1928</p> |



|                                      |     |       |        |       |
|--------------------------------------|-----|-------|--------|-------|
| #2                                   | 20A | 11.83 | 5.00   |       |
| 1                                    | "   | 20.25 | 10.00  | 35.00 |
| 3                                    | 40A | 32.27 | 2.50   |       |
| 4                                    | 20A | 22.54 |        |       |
| 5                                    | 40A | 28.80 | 15.00  | 7.50  |
| 6                                    | 20A | 17.60 |        |       |
| 7                                    | 20A | 18.35 | 2.50   |       |
| 8                                    | 35A | 35.79 | 7.50   |       |
| 9                                    | 40A | 36.16 |        | 30.00 |
| 10                                   | 30A | 33.54 |        | 30.00 |
| 11                                   | 20A | 20.00 | 2.50   |       |
|                                      |     |       | 142.50 |       |
| <hr/>                                |     |       |        |       |
| 305A - 277.18 42.50 - 172.50 - 95.00 |     |       |        |       |

18.20  
 12.70  
 30.90

30.45  
 14.70  
 45.15



Bertolla



March 30, 1939.

Mr. Aleck Bertolla,  
Daphne, Alabama,

Dear Sir:-

I enclose plats of your holdings and hope it will be possible for you to go over these lands and make an appraisal of them for physical defect before the fifteenth sixth of April.

If you can do so please draw in the approximate location of the defective land and mark the extent to which you think it defective. If there is any land you believe to be of no value so mark it.

We too will try to get over the land before April sixth and we will then see what can be done.

Very truly yours,

---

Secretary.



Aug. 24, 1938.

Bertolla Brothers,  
Daphne, Ala.,

Gentlemen:-

Confirming our conversations of recent date this Corporation has sold to the Noonan Construction Co., of Pensacola, Fla., the sand clay within lands under lease to you by this Corporation in Sec. eleven, township six south, range two east, more specifically comprising approximately one acre and on or about the north end of the east half ( $E\frac{1}{2}$ ) of the southwest quarter ( $SW\frac{1}{4}$ ) of the northeast quarter ( $NE\frac{1}{4}$ ), for which this Corporation assures you an adequate adjustment of your rent charge, twenty-five dollars (\$25.00) for easement of access to the county road ~~and~~ on the north and settlement, under the terms of the lease for any ~~and~~ additional damage which may result to any improvements on the land involved.

Concerning your complaint about the rent on this land being excessive for the return to be secured from it by using it for the purpose for which it is suited I reported the matter to the Council at its meeting Aug. 18th and the matter will be given careful consideration before fixing the rents for the coming year. While it is the policy of this Corporation to take all the economic rent of land for the common use it is quite as much its intention to see that it takes no more for to do so would be to defeat its purpose, which is to encourage the fullest economic use of its lands.

Hoping the foregoing will meet your approval and assuring you of our sincere desire to insure that the lessees of our lands receive a profit from their use I am,

Very truly yours,

---

Secretary.



Bertolla lease

Along with in property of Bertolla  
suggested to B. that we pay \$25.00  
for right of way privilege, and  
adjust rent in accordance with re-  
sulting defect.

Bertolla claims rent too high for  
profitable use for pasture, asks consid-  
eration of reduction next year.  
Suggested possibility of term lease.



In connection with the Pierce-  
Woffish lot would it not be well to  
make the alley 12 ft. wide and lay the  
lot to the Messrs. Woffish, Jordan, Pierce  
and Woffish or possibly 4 ways in-  
cluding the lot on the St. B. of the Sun-  
day? The Shields lot cannot benefit since  
the house has been located so close to  
the N. line.

I talked with Jim about Murphy Ave.  
and it was his opinion that the Co.  
could hardly refuse to do the  
other work, grading, drainage and road  
way base should the colony make an  
offer to surface.



April 26, 1938

Mr. A. F. Bertolla,  
Daphne, Ala.

Dear Mr. Bertolla:

I have some recollection of your asking me for figures as to the rent on the north half of the northwest quarter of the southwest quarter of Section 11, the 20 acres lying between Batteys and Parkers.

I have just checked up on this and find the annual rent to be \$19.08.

Very truly yours,

---

Secretary

CAG/mg



April 6, 1937

Mr. Aleck Bertolla  
Daphne, Ala.

Dear Sir:

In reply to your enquiry about the value of timber on the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec 2 my report shows there are 12 M- of saw logs valued at \$60.00 and 80 cords of pulp wood valued at \$40.00

These values were set last year and I am not sure the Council will want to stand by them now. I will take the matter up at the next meeting and if there is any change will let you know.

There are 19.87 acres after allowing 25 ft. off south end for a road and the rent is \$18.55 per year at the 1937 rate.

Very truly yours,

---

Secretary

CAG/mg



M. Dyson  
XXXXXXXXXX

C.A.  
XXX

August 31, 1936

A. Bertolla and Sons  
Daphne, Ala.

Dear Sirs:

I enclose herewith applications for the lands in sections 2 and 11, which you will please sign and return to me at once accompanied by a check for \$150.90, which I computed to be six months rent on the entire tract, based on the present rate. You should also send an accompanying offer agreeing to payment for the improvement in the form of clearing cord wood and saw logs, as estimated, subject to such correction as may result from the exclusion of part of lands originally considered or inclusion of other parts not originally considered and estimated.

In the above I have fixed the offer for the improvements on the Coleman 20 at \$200 as discussed with you. I wish to advise you that on August 28, we received an application for this 20, together with an offer of \$200 for the improvements thereon. The application also included the 10 acres lying immediately south and the adjoining 20 on the west, together with the set of the NW $\frac{1}{4}$ . Unless altered by you, your application and offer as set forth above will go before the council, together with the other application, at its meeting next week. If you so desire you may now increase your bid for the improvements on the Coleman 20. I believe it would be desirable for you to come down and have a talk with me before the council meeting.

Very truly yours,

---

Secretary

CAG/mg  
ENC.



May 8, 1936

A. Bertolla and Sons  
Daphne, Ala.

Dear Sirs:

I inclose herewith sketch of lands in Section eleven which I hope will give you all the information you desire. You will note that each division has the annual rent figured. The acreage will be somewhat less than that shown, as deductions will have to be made for any roads that are not fenced in and the rent figure will be corrected accordingly.

The cord wood was estimated separately on only No's five (5) and eleven (11). That on the other divisions was taken as a whole and was estimated to be 325 cords. Should you not care to lease all the open land, deductions would be made accordingly.

As soon as you have made a selection of the lands you wish to make application for, or come to a decision in the matter I shall be glad to hear from you. Should you desire any further information I am at your service.

Very truly yours,

---

Secretary

CAG/mg



April 15, 1936

A. Bertolla and Sons  
Daphne, Ala.

Dear Sirs:

I inclose a sketch showing the open land in Section Eleven on the south side of the Silverhill road opposite Section Two.

I have not yet been furnished an appraisal of the timber nor the necessary figures from which to figure rent, but thought you might be able to pick out the land you would be interested in and we could concentrate on that.

In addition to the lands shown as open I believe all but about 5 acres of the land shown as leased to Green would be available, as it is unsuited for cultivation. I have heard that Mr. Ernisse would sell for \$350.00.

I will be glad to give you any further information desired.

Very truly yours,

---

Secretary

CAG/mg



A. Bertolla and Sons  
Daphne, Ala.

April 14, 1936

Dear Sirs:

I give herewith appraisal of timber value on 160 acres in Section Two and the annual rent based on the rate now in effect. You will recall my statement that the rent is certain to be higher next year.

The rent on the 160 acres at present rate is 103.41. One half this amount would have to accompany application for the lease.

Timber is appraised at \$270.00, \$175.00 for cord wood and \$95.00 saw timber. This with \$50.00 for clearing makes a total of \$320.00 in addition to rent.

I enclose a sketch showing the location of lands involved. Mr. Smith is now at work on Section Eleven and I hope to be able to give you some information on it soon.

Very truly yours,

---

Secretary

CAG/mg



**FAIRHOPE SINGLE TAX CORPORATION**

ADMINISTERING

***Fairhope Single Tax Colony***

ESTABLISHED 1895

FAIRHOPE, ALABAMA

October 10, 1936.

Report of Secretary on Bidding of Bertolla and Lieb

Mess'rs Bertolla and Lieb arrived at the office a little before ten a. m. President Dyson was on hand a few minutes after ten and after some discussion and on agreement of the bidders it was decided that rather than go any further with the auction each bidder should put in a written bid and the highest bid should be awarded the lease.

President Dyson and your secretary agreed to accept such a bid if mutually agreeable to the bidders both of whom declared that they favored such action.

The bids when presented showed the following:

|                          |           |
|--------------------------|-----------|
| A. F. Bertolla - - - - - | -\$316.00 |
| Otto Lieb - - - - -      | 305.00    |

Bertolla Bros. were declared to be the highest bidders and ~~dx~~ the secretary notified Mr. Bertolla that a lease would be issued upon the final settlement for the improvement value as appraised and the payment of the bonus bid.



9/9 100 Lieb  
9/11 125 Butolla  
9/11 150 Lieb  
9/17 175 Butolla  
9/19 200 Lieb  
9/22 225 Butolla  
9/22 250 Lieb  
9/30 275 Butolla  
10/3 280 Lieb

Work & carried that have be awarded  
to the highest bidder at 10 a.m. Saturday  
morning.



M. Dyson  
XXXXXXX

C.A.  
XXX

Sept 29, 1936

Mr. A. F. Bertolla  
Daphne, Ala.

Dear Sir:

A week ago I notified you that Mr. Lieb had raised your last bid by \$25. If you care to act in this matter I wish you would let me hear from you at once so <sup>an</sup> attempt may be made to terminate the bidding by next Tuesday and award a lease to the successful bidder.

Very truly yours,

---

Secretary

CAG/mg



M. Dyson

XXXXXXX

C.A.

XXX

Sept 23, 1936

Mr. A. F. Bertolla  
Daphne, Ala.

Dear Mr. Bertolla:

I herewith give formal recognition to your additional bid of \$25 on yesterday, Sept 22.

I wish to notify you that Mr. Lieb was contacted yesterday afternoon, raising the amount bid by an additional \$25.

You will please advise me as early as it is convenient of your further intentions in this matter.

Very truly yours,

---

Secretary

CAG/mg



Oct. 7, 1936.

Mr. A. F. Bertolla;  
Daphne, Ala.

Dear Mr. Bertolla:

This is to confirm my message to you through your brother, that a motion at the council meeting last night instructed me to notify you and Mr. Lieb that the bidding for a lease to lands in section 11 would be brought to ~~address~~ Saturday morning. You will please be present at my office at 10 o'clock on that date prepared to make your highest and best bid.

Very truly yours,

---

Secretary



Oct. 3, 1936.

Mr. A. F. Bertolla,  
Daphne, Ala.,

Dear Sir:

Mr. Lieb was in my office this morning and raised the bid made by you by \$5.00.

Mr. Lieb has made the suggestion that the bidding be brought to a close Tuesday night and I have agreed to put the proposition up to you. Mr. Lieb proposes that both parties attend the meeting of the Executive Council Tuesday night at 7:30 at which time the bidding will be concluded and the Council will then and there award the lease to the highest bidder.

method This appears to me to be a very satisfactory of bringing this matter to a conclusion and I hope you will find it possible for you to agree. You will please communicate with me at once regarding this matter. The idea is that each bidder will be present and prepared to make his best bid and allow the lease to go to the highest bidder.

Very truly yours,

---

Secretary.



Sept. 9, 1936

Mr. A. F. Bertolla  
Daphne, Ala.

Dear Sir:

In regard to your application of August 28th for lands in Sections two and eleven T 6 S, R 2 E, I wish to report action of the Executive Council of our Corporation, on Sept 8th as follows: On report of Secretary of application from Otto Lieb for  $\frac{1}{4}$  wt,  $\frac{1}{4}$  nwt, NE $\frac{1}{4}$ ;  $\frac{1}{4}$  nwt,  $\frac{1}{4}$  swt, NE $\frac{1}{4}$ ;  $\frac{1}{4}$  et,  $\frac{1}{4}$  net, NW $\frac{1}{4}$  Sec. 11 and an application from Bertolla Bros., by A. F. Bertolla which included with other lands in Sections two and eleven, the foregoing described land in the Otto Lieb application, it was moved and carried that the Secretary inform the applicants that the usual rate would be followed and the lease to the contested land awarded to the highest bidder.

In accordance with the above instruction to me I am herewith notifying you that I have an offer from Otto Lieb of One hundred dollars (\$100) in excess of your offer on the same leasehold. Please advise me at once if you wish to make a bid higher than that offered by Mr. Lieb.

If you are satisfied to allow award of a lease to Mr. Lieb at his present bid please advise of what disposition to make of your application and the check posted with it. I am sure the Corporation will be glad to award you a lease for the balance of the land applied for if you so desire. I would suggest that you might jog your south fence to include the remaining two twenties in the east half of the section to the south of the lands applied for, which would give you 190 acres in the section.

I trust that we can bring this deal to a satisfactory conclusion and I wish to assure you that I am at your service in the matter.

Very truly yours,

---

Secretary



Sept. 11, 1936

Mr. A. F. Bertolla  
Daphne, Ala.

Dear Sir:

I got a letter off to Mr. Lieb this morning, notifying him that you had increased his bid by \$25. He evidently got the mail as soon as it arrived as he was in here the first thing this afternoon raising your bid by \$25. Please let me hear from you as early as possible.

I find I made a mistake in figuring the amount of fence this morning. I figured there would be  $3\frac{1}{4}$  miles of fence for the enclosure as you had applied for it. This did not give consideration to the  $\frac{1}{4}$  mile of fence necessary to fence in the Eernisse leasehold which would make it 4 miles against  $3\frac{1}{4}$  miles required to fence the 190 acres I suggested to you this morning.

Very truly yours,

---

Secretary

CAG/mg



Sept. 19, 1936.

Mr. A. F. Bertolla,  
Daphne, Ala.;

Dear Mr. Bertolla:

I had a call from Mr. Lieb this morn-  
and he has raised the bid another twenty-five dollars.

Despite your instructions when last here I am  
giving you this notice. If I have heard nothing from  
you by Tuesday night when the Council will probably ~~hav~~  
have its next meeting I will consider that you are a-  
greed to let it go and a lease will be issued to Mr.  
Lieb.

Very truly yours,

---

Secretary.



8/28/36

Mr. Lih agrees to pay  
cash for the improvements  
as estimated on all but the  
hookman 20 and to pay  
\$3000 for them.

C. A. B.



APPLICATION FOR LAND  
—of—  
FAIRHOPE SINGLE TAX CORPORATION

Fairhope, Ala., August 28, 1936

TO THE EXECUTIVE COUNCIL  
FAIRHOPE SINGLE TAX CORPORATION

I, the undersigned, hereby make application for lease of  
west  $\frac{1}{2}$  northwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ ; northwest  
 $\frac{1}{4}$  of southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ ; east  $\frac{1}{2}$  of  
northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  and southeast  $\frac{1}{4}$   
of Northwest  $\frac{1}{4}$  Section Eleven.

upon the terms and conditions set forth in the leases given by you, and the further stipulations set forth in this application, which are hereby made a part of my lease contract as fully as if printed in the lease.

I make this application with the full knowledge that I will be required to pay your Corporation the full rental value of the land exclusive of my improvements thereon. I understand that the rental value will increase as demand for the land increases, whatever the cause; that said value will be determined by the Corporation in the manner set forth in its constitution and lease contracts; that the corporation will pay all taxes on the land, and will accept from lessees on rent, receipts for taxes paid to state, county, town, or school district, on improvements and personal property (moneys and credits excepted) held upon leaseholds, but not to an amount greater for any year than the rent for such year on the land on which such improvements and personal property are held; and that the balance will be spent for the public good as provided in its constitution.

I further particularly state that I understand the purpose of the Single Tax Corporation to be to prevent anyone profiting from the holding of its land, other than by the bona fide use of the same, and respecting this purpose, of which I am beneficiary, in the Corporation making land available to me without any purchase price and recognizing further that it is to my interest that what is commonly known as "land speculation" shall be kept out of the "Single Tax Colony" conducted by the Corporation, so that rents assessed against me shall not be affected by an artificial demand for land not for use, but for resale at a profit, I agree that I will neither ask nor accept a "bonus" for transfer of an unimproved leasehold and that the proved attempt to do so shall be cause for forfeiture of my lease to such unimproved land; nor will I charge an excessive price, out of any fair relation to the value of my improvements for transfer of an improved leasehold; and, recognizing that in the transfer of an improved leasehold there are necessarily two factors of value, one the improvements which are my property and the other the land upon which the same stand, which is not my property but the property of the Corporation, I agree to advise the Corporation, before a transfer of an improved leasehold shall be effective, of the exact consideration for the transaction and that the Corporation, if it believes the consideration to include in fact a profit for the transfer of the land which belongs to it, shall be entitled to examine me and the prospective purchaser as to the elements of value in the consideration and if satisfied that the consideration is in part for the possession of the land above the value of the improvements, may refuse approval of the transfer; in which event I shall be entitled to call for an appraisal of the value of my improvements by three disinterested persons, myself and the Corporation each choosing one out of three persons named by the other and the third being selected by the two; and the Corporation shall be required to approve the transfer at such consideration as the arbitrators shall find to be the real value of my property, if accepted by me; it being understood and agreed that every factor of value attaching to the premises proposed to be transferred due to my efforts or expenditures, or in any way to my initiative which is transferable, such as the good will of a going business, the exercise of taste in planning improvements or the making of grounds attractive, or the element of time and care in growing an orchard or shade trees, or making land more productive by improved methods of farming, or increment of value due to increasing cost of building, shall be held to inure to me as fully as tangible structures upon the land; the purpose being to protect the user and improver of land in the full ownership and right of transference of everything due to him, but to preserve to the Corporation all value due to demand for the land exclusive of improvements.

I have read your constitution and pledge myself that while I hold lease of Fairhope land I will not oppose the full application of the principles set forth therein.

Respectfully yours,

Otto Lieb.



APPLICATION FOR LAND  
—of—  
FAIRHOPE SINGLE TAX CORPORATION

Fairhope, Ala., August 28, 1936

TO THE EXECUTIVE COUNCIL  
FAIRHOPE SINGLE TAX CORPORATION

I, the undersigned, hereby make application for lease of

~~west  $\frac{1}{2}$  northwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ ; northwest  $\frac{1}{4}$  of southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ ; east  $\frac{1}{4}$  of northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  and southeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  Section Eleven.~~

upon the terms and conditions set forth in the leases given by you, and the further stipulations set forth in this application, which are hereby made a part of my lease contract as fully as if printed in the lease.

I make this application with the full knowledge that I will be required to pay your Corporation the full rental value of the land exclusive of my improvements thereon. I understand that the rental value will increase as demand for the land increases, whatever the cause; that said value will be determined by the Corporation in the manner set forth in its constitution and lease contracts; that the corporation will pay all taxes on the land, and will accept from lessees on rent, receipts for taxes paid to state, county, town, or school district, on improvements and personal property (moneys and credits excepted) held upon leaseholds, but not to an amount greater for any year than the rent for such year on the land on which such improvements and personal property are held; and that the balance will be spent for the public good as provided in its constitution.

I further particularly state that I understand the purpose of the Single Tax Corporation to be to prevent anyone profiting from the holding of its land, other than by the bona fide use of the same, and respecting this purpose, of which I am beneficiary, in the Corporation making land available to me without any purchase price and recognizing further that it is to my interest that what is commonly known as "land speculation" shall be kept out of the "Single Tax Colony" conducted by the Corporation, so that rents assessed against me shall not be affected by an artificial demand for land not for use, but for resale at a profit, I agree that I will neither ask nor accept a "bonus" for transfer of an unimproved leasehold and that the proved attempt to do so shall be cause for forfeiture of my lease to such unimproved land; nor will I charge an excessive price, out of any fair relation to the value of my improvements for transfer of an improved leasehold; and, recognizing that in the transfer of an improved leasehold there are necessarily two factors of value, one the improvements which are my property and the other the land upon which the same stand, which is not my property but the property of the Corporation, I agree to advise the Corporation, before a transfer of an improved leasehold shall be effective, of the exact consideration for the transaction and that the Corporation, if it believes the consideration to include in fact a profit for the transfer of the land which belongs to it, shall be entitled to examine me and the prospective purchaser as to the elements of value in the consideration and if satisfied that the consideration is in part for the possession of the land above the value of the improvements, may refuse approval of the transfer; in which event I shall be entitled to call for an appraisal of the value of my improvements by three disinterested persons, myself and the Corporation each choosing one out of three persons named by the other and the third being selected by the two; and the Corporation shall be required to approve the transfer at such consideration as the arbitrators shall find to be the real value of my property, if accepted by me; it being understood and agreed that every factor of value attaching to the premises proposed to be transferred due to my efforts or expenditures, or in any way to my initiative which is transferable, such as the good will of a going business, the exercise of taste in planning improvements or the making of grounds attractive, or the element of time and care in growing an orchard or shade trees, or making land more productive by improved methods of farming, or increment of value due to increasing cost of building, shall be held to inure to me as fully as tangible structures upon the land; the purpose being to protect the user and improver of land in the full ownership and right of transference of everything due to him, but to preserve to the Corporation all value due to demand for the land exclusive of improvements.

I have read your constitution and pledge myself that while I hold lease of Fairhope land I will not oppose the full application of the principles set forth therein.

Respectfully yours,

*Otto Lieb.*



|          |                                   |                                                                                         |
|----------|-----------------------------------|-----------------------------------------------------------------------------------------|
| Battley  |                                   | Rockwell                                                                                |
| Fermisse | Sawtimber<br>2.50                 | Notuses                                                                                 |
|          | Rent - - 32.27<br>" 1/2 yr. 16.14 | Rent - - 20.25<br>" 1/2 yr. 10.13<br>Sawtimber 10.00<br>3 1/2 A. Cleared 35.00<br>45.00 |
|          | Rent 1200<br>1/2 yr 6.00          | Rent - 21.38<br>1/2 yr 10.69<br>Imp. \$ 300.00                                          |
|          |                                   | Andrews                                                                                 |



10.13  
16.14  
10.64  
6.00  
42.96

Saw timber Value - - - - 12.50  
Clearing Value - - - - - 35.00  
Improvement Value - - - - 300.00  
Cord wood Value - - - - -



M. Dyson  
XXXXXXX

G.A.  
XXX

Sept 11, 1936

Mr. Otto Lieb  
Fairhope, Ala.

Dear Mr. Lieb:

Mr. Bertolla was in the  
office this morning and offered to  
raise you bid by \$25.

Please let me hear from  
you as to your wishes at the earliest  
opportunity.

Very truly yours,

---

Secretary

CAG/mg



M. Dyson  
xxxxxxx

C. A.  
xx

Sept. 17, 1936

Mr. Otto Lieb  
Fairhope, Ala.

Dear Mr. Lieb:

In response to my notification Mr. Bertolla appeared at my office this morning giving your bid a raise of \$25.

Please let me hear from you at your earliest opportunity.

Very truly yours,

---

Secretary

CAG/mg



M. Dyson  
XXXXXXXXXX

C.A.  
XXX

Oct. 1, 1936

Mr. Otto Lieb  
Fairhope, Ala.

Dear Mr. Lieb:

Mr. Bertolla was in the  
office yesterday afternoon and offered  
to raise your bid by \$25.

Please let me hear from  
you as to your wishes at the earliest  
opportunity.

Very truly yours,

---

Secretary

CAG/mg



Oct 7, 1936

Mr. Otto Lieb  
Fairhope, Ala.

Dear Mr. Lieb:

This is to confirm the  
information given you last night at  
the council meeting.

You will please be present  
at my office at 10 o'clock Saturday  
morning, prepared to make your highest  
and best bid.

Very truly yours,

---

Secretary

CAG/mg



31600  
20000  

---

516  
P. Bertolucci



Liel

\$505<sup>00</sup>

200

30500



# APPLICATION FOR LAND

—of—

## FAIRHOPE SINGLE TAX CORPORATION

Fairhope, Ala., August 28, 1936

TO THE EXECUTIVE COUNCIL

FAIRHOPE SINGLE TAX CORPORATION

I, the undersigned, hereby make application for lease of

ne  $\frac{1}{4}$  and e  $\frac{1}{2}$  se  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; nw  $\frac{1}{4}$ , sw  $\frac{1}{4}$  and w  $\frac{1}{4}$   
se  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section Two and nw  $\frac{1}{4}$ , n  $\frac{1}{2}$  sw  $\frac{1}{4}$  and  
se  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; e  $\frac{1}{2}$  ne  $\frac{1}{4}$  and se  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; n  $\frac{1}{2}$  n  $\frac{1}{2}$   
SW  $\frac{1}{4}$ ; n  $\frac{1}{2}$  n  $\frac{1}{2}$  SE  $\frac{1}{4}$  Section Eleven.

upon the terms and conditions set forth in the leases given by you, and the further stipulations set forth in this application, which are hereby made a part of my lease contract as fully as if printed in the lease.

I make this application with the full knowledge that I will be required to pay your Corporation the full rental value of the land exclusive of my improvements thereon. I understand that the rental value will increase as demand for the land increases, whatever the cause; that said value will be determined by the Corporation in the manner set forth in its constitution and lease contracts; that the corporation will pay all taxes on the land, and will accept from lessees on rent, receipts for taxes paid to state, county, town, or school district, on improvements and personal property (moneys and credits excepted) held upon leaseholds, but not to an amount greater for any year than the rent for such year on the land on which such improvements and personal property are held; and that the balance will be spent for the public good as provided in its constitution.

I further particularly state that I understand the purpose of the Single Tax Corporation to be to prevent anyone profiting from the holding of its land, other than by the bona fide use of the same, and respecting this purpose, of which I am beneficiary, in the Corporation making land available to me without any purchase price and recognizing further that it is to my interest that what is commonly known as "land speculation" shall be kept out of the "Single Tax Colony" conducted by the Corporation, so that rents assessed against me shall not be affected by an artificial demand for land not for use, but for resale at a profit, I agree that I will neither ask nor accept a "bonus" for transfer of an unimproved leasehold and that the proved attempt to do so shall be cause for forfeiture of my lease to such unimproved land; nor will I charge an excessive price, out of any fair relation to the value of my improvements for transfer of an improved leasehold; and, recognizing that in the transfer of an improved leasehold there are necessarily two factors of value, one the improvements which are my property and the other the land upon which the same stand, which is not my property but the property of the Corporation, I agree to advise the Corporation, before a transfer of an improved leasehold shall be effective, of the exact consideration for the transaction and that the Corporation, if it believes the consideration to include in fact a profit for the transfer of the land which belongs to it, shall be entitled to examine me and the prospective purchaser as to the elements of value in the consideration and if satisfied that the consideration is in part for the possession of the land above the value of the improvements, may refuse approval of the transfer; in which event I shall be entitled to call for an appraisal of the value of my improvements by three disinterested persons, myself and the Corporation each choosing one out of three persons named by the other and the third being selected by the two; and the Corporation shall be required to approve the transfer at such consideration as the arbitrators shall find to be the real value of my property, if accepted by me; it being understood and agreed that every factor of value attaching to the premises proposed to be transferred due to my efforts or expenditures, or in any way to my initiative which is transferable, such as the good will of a going business, the exercise of taste in planning improvements or the making of grounds attractive, or the element of time and care in growing an orchard or shade trees, or making land more productive by improved methods of farming, or increment of value due to increasing cost of building, shall be held to inure to me as fully as tangible structures upon the land; the purpose being to protect the user and improver of land in the full ownership and right of transference of everything due to him, but to preserve to the Corporation all value due to demand for the land exclusive of improvements.

I have read your constitution and pledge myself that while I hold lease of Fairhope land I will not oppose the full application of the principles set forth therein.

Respectfully yours,

*Bertalla Bryan*  
B7 C7 Bertalla



APPLICATION FOR LAND  
—of—  
FAIRHOPE SINGLE TAX CORPORATION

Fairhope, Ala., August 28, 1933

TO THE EXECUTIVE COUNCIL

FAIRHOPE SINGLE TAX CORPORATION

I, the undersigned, hereby make application for lease of  
ne 1/4 and e 1/4 se 1/4 SW 1/4; nw 1/4, sw 1/4 and w 1/4  
se 1/4 SE 1/4 Section Two and nw 1/4, n 1/2 sw 1/4 and  
se 1/4 NE 1/4; e 1/4 ne 1/4 and se 1/4 NW 1/4; n 1/2 n 1/2  
SW 1/4; n 1/2 n 1/2 SE 1/4 Section Eleven.

upon the terms and conditions set forth in the leases given by you, and the further stipulations set forth in this application, which are hereby made a part of my lease contract as fully as if printed in the lease.

I make this application with the full knowledge that I will be required to pay your Corporation the full rental value of the land exclusive of my improvements thereon. I understand that the rental value will increase as demand for the land increases, whatever the cause; that said value will be determined by the Corporation in the manner set forth in its constitution and lease contracts; that the corporation will pay all taxes on the land, and will accept from lessees on rent, receipts for taxes paid to state, county, town, or school district, on improvements and personal property (moneys and credits excepted) held upon leaseholds, but not to an amount greater for any year than the rent for such year on the land on which such improvements and personal property are held; and that the balance will be spent for the public good as provided in its constitution.

I further particularly state that I understand the purpose of the Single Tax Corporation to be to prevent anyone profiting from the holding of its land, other than by the bona fide use of the same, and respecting this purpose, of which I am beneficiary, in the Corporation making land available to me without any purchase price and recognizing further that it is to my interest that what is commonly known as "land speculation" shall be kept out of the "Single Tax Colony" conducted by the Corporation, so that rents assessed against me shall not be affected by an artificial demand for land not for use, but for resale at a profit, I agree that I will neither ask nor accept a "bonus" for transfer of an unimproved leasehold and that the proved attempt to do so shall be cause for forfeiture of my lease to such unimproved land: nor will I charge an excessive price, out of any fair relation to the value of my improvements for transfer of an improved leasehold; and, recognizing that in the transfer of an improved leasehold there are necessarily two factors of value, one the improvements which are my property and the other the land upon which the same stand, which is not my property but the property of the Corporation, I agree to advise the Corporation, before a transfer of an improved leasehold shall be effective, of the exact consideration for the transaction and that the Corporation, if it believes the consideration to include in fact a profit for the transfer of the land which belongs to it, shall be entitled to examine me and the prospective purchaser as to the elements of value in the consideration and if satisfied that the consideration is in part for the possession of the land above the value of the improvements, may refuse approval of the transfer; in which event I shall be entitled to call for an appraisal of the value of my improvements by three disinterested persons, myself and the Corporation each choosing one out of three persons named by the other and the third being selected by the two; and the Corporation shall be required to approve the transfer at such consideration as the arbitrators shall find to be the real value of my property, if accepted by me; it being understood and agreed that every factor of value attaching to the premises proposed to be transferred due to my efforts or expenditures, or in any way to my initiative which is transferable, such as the good will of a going business, the exercise of taste in planning improvements or the making of grounds attractive, or the element of time and care in growing an orchard or shade trees, or making land more productive by improved methods of farming, or increment of value due to increasing cost of building, shall be held to inure to me as fully as tangible structures upon the land; the purpose being to protect the user and improver of land in the full ownership and right of transference of everything due to him, but to preserve to the Corporation all value due to demand for the land exclusive of improvements.

I have read your constitution and pledge myself that while I hold lease of Fairhope land I will not oppose the full application of the principles set forth therein.

Respectfully yours,

*Bertalla*  
*Bertalla*



Dec. 10, 1936

Bertolla Bros  
Daphne, Ala.

Attn: Mr. A. F. Bertolla

Dear Sirs:

I am prepared to mail your lease to you upon receipt of the amount billed you at a recent date.

Mrs. Motuses informs me that you have cut some trees on her leasehold,  $W\frac{1}{2}$   $SE\frac{1}{4}$   $SW\frac{1}{4}$  Sec. 22. She states that she has no fence on the northern part of her 20 acres, so I suggest that you exercise care in cutting any timber until you have been given exact boundaries by our surveyor.

I have instructed Mr. Parker to survey Mrs. Motuses' leasehold and he says he will do so next week. We are ready to give you boundaries whenever you desire them.

Very truly yours,

---

Secretary

CAG/mg



$$\begin{array}{r} 113 \\ 40 \\ \hline 45.20 \end{array} \quad \begin{array}{r} 113 \\ 12 \\ \hline 1356 \\ 452 \\ \hline 9.04 \end{array}$$

$$\begin{array}{r} 6) 38.70 \\ 3) 6.45 \\ \hline 2.15 \\ 2 \\ \hline 430 \end{array} \quad \begin{array}{r} 129 \\ 5 \\ \hline 645 \end{array}$$

$$\begin{array}{r} 3) 258 \\ 86 \end{array}$$

$$\#9 \quad 40A @ 113 = 45.20$$

$$12A @ \frac{2}{3} \text{ off} = \frac{9.04}{36.16}$$

$$\#10 \quad 30A @ 129 = 38.70$$

$$5A @ \frac{2}{3} \text{ off} = \frac{4.30}{34.40}$$

$$2A @ \frac{1}{3} \text{ off} = \frac{86}{33.54}$$

$$\#11 \quad 20A @ 120 = 24.00$$

$$10A @ \frac{1}{3} \text{ off} = \frac{4.00}{20.00}$$



$$\begin{array}{r} 107 \\ 5 \\ \hline 535 \end{array}$$

$$\begin{array}{r} 112 \\ 4 \\ \hline 5.88 \end{array}$$

107

112

$$\begin{array}{r} 113 \\ 20 \\ \hline 22.60 \end{array}$$

$$\begin{array}{r} 120 \\ 5 \\ \hline 600 \end{array}$$

$$\begin{array}{r} 126 \\ 4 \\ \hline 504 \end{array}$$

$$\begin{array}{l} \#1 \quad 20A @ 1.13 = 22.60 \\ \quad \quad 8A @ \frac{1}{3} = 2.35 \\ \hline 20.25 \end{array}$$

$$\begin{array}{r} 108 \\ 20 \\ \hline 21.60 \end{array} \quad \begin{array}{r} 113 \\ 8 \\ \hline 3)804 \\ 235 \end{array}$$

$$\begin{array}{l} \#2 \quad 20A @ 1.08 = 21.60 \\ \quad \quad 7A @ \frac{2}{3} = 5.04 \\ \quad \quad 13A @ \frac{1}{3} = 16.56 \\ \hline 4.73 \\ \hline 11.83 \end{array}$$

$$\begin{array}{r} 108 \\ 7 \\ \hline 3)756 \\ 2.52 \\ 2 \\ \hline 5.043 \end{array} \quad \begin{array}{r} 108 \\ 13 \\ \hline 324 \\ 168 \\ \hline 4.73 \\ 4 \times 121 = 484 \\ \hline 1.61 \end{array}$$

$$\begin{array}{l} \#3 \quad 40A @ 1.21 = 48.40 \\ \quad \quad 40A @ \frac{1}{3} = 16.13 \\ \hline 32.27 \end{array}$$

$$\begin{array}{l} \#4 \quad 20A @ 1.21 = 24.20 \\ \quad \quad 4A @ \frac{1}{3} = 1.61 \\ \hline 22.59 \end{array}$$

$$\begin{array}{r} 107 \\ 40 \\ \hline 42.80 \end{array} \quad \begin{array}{r} 107 \\ 20 \\ \hline 3)21.40 \\ 7.13 \\ 2 \end{array}$$

$$\begin{array}{l} \#5 \quad 40A @ 1.08 = 43.20 \\ \quad \quad 20A @ \frac{2}{3} = 14.40 \\ \hline 28.80 \end{array}$$

$$\begin{array}{r} 132 \\ 20 \\ \hline 26.40 \end{array} \quad \begin{array}{r} 14.26 \\ 3)21.40 \\ 7.20 \\ 2 \end{array}$$

$$\begin{array}{l} \#6 \quad 20A @ 1.32 = 26.40 \\ \quad \quad 20A @ \frac{1}{3} = 8.80 \\ \hline 17.60 \end{array}$$

$$\begin{array}{r} 125 \\ 7 \\ \hline 3)875 \\ 291 \\ 2 \\ \hline 582 \end{array} \quad \begin{array}{r} 14.40 \\ 3)2.50 \\ 83 \\ 118 \\ 35 \\ \hline 590 \end{array}$$

$$\begin{array}{l} \#7 \quad 20A @ 1.25 = 25.00 \\ \quad \quad 7A @ \frac{2}{3} = 5.82 \\ \quad \quad 2A @ \frac{1}{3} = 19.18 \\ \hline 83 \\ \hline 18.35 \end{array}$$

$$\begin{array}{r} 3)590 \\ 197 \\ 2 \\ \hline 3.94 \end{array} \quad \begin{array}{r} 354 \\ 4130 \\ 118 \\ 4 \\ \hline 3)472 \\ 157 \end{array}$$

$$\begin{array}{l} \#8 \quad 35A @ 1.18 = 41.30 \\ \quad \quad 5A @ \frac{2}{3} = 3.94 \\ \quad \quad 4A @ \frac{1}{3} = 37.36 \\ \hline 1.57 \\ \hline 35.79 \\ \hline + 5A @ 1.18 = 5.90 \\ \hline 41.69 \end{array}$$



20211.83 5.00  
 20120.25 10.00  
 40332.27 2.50  
 20422.59  
 40528.80 15.00 7.50  
 20617.60  
 20718.35 2.50  
 35.35.79 7.50

3500  
 40.60  
 40.60  
 120.80

35.90  
 7.50  
 42.50  
 84.00  
 120.

40 36.14 42.50  
 30 33.54 162.50 3000  
 20 20.00 250  
 305  
 277.18 42.50 172.50 95.00

204.80  
 200.00  
 404.80  
 95.85  
 500.65  
 70.69  
 511.34

161.69  
 15.00  
 15.00  
 2) 191.69  
 95.85

25.80  
 28.67  
 71.47  
 26.00  
 7.00

65.00  
 70.00  
 35.00  
 50.00  
 220.00  
 49.47  
 269.47  
 511.34  
 780.81

191.69  
 21.38  
 213.07

2) 98.94  
 49.47

500.00

404.80  
 220.00  
 624.80  
 106.45

Less 20 cords on Evans 410  
 88 " on 3 1/2 NE 1/4 SE 1/4

95.85  
 10.69  
 106.54

108  
 54

Add 1A + 15cds + 5A + 10 from Suenio

3A

5  
 750  
 50  
 10  
 52.50

325  
 108  
 217  
 15  
 223.2  
 116

325 325  
 113 108  
 2) 212 217  
 106 108.50

162.50  
 54.00  
 108.50  
 52.50  
 160.00  
 3.00  
 163.00  
 120.80  
 43.20



March 28, 1940.

Mr. C. M. Bishop,  
R. R., Fairhope, Ala.,

Dear Mr. Bishop:

This is to advise you that we have sold the timber in the northwest corner of your leasehold to Mr. E. W. Franklin for \$22.50.

Mr. Franklin is to cut and remove this timber by July 1st unless he makes other arrangements with you. We will therefore add an additional \$3.00 to your rent charge for the second half of this year.

Very truly yours,

---

Secretary.



Fairhope single tax corpm.

Estimation of timber on the  
N1/2 of n.W.1/4 of the N. W. 1/4  
section 15.

20. Cords of Paper wood cords.

~~Uhhhhh~~ the

February the 15th 1940.

To Estimating above timber  
1 Hour. Time.  
Marion Smith



Feb. 12, 1940.

Mr. Marion Smith,  
Fairhope, Ala.,

Dear Mr. Smith:

In the middle of 1936 when C. M. Bishop applied for a lease to the balance of the land in the  $N\frac{1}{2}$  of the  $NW\frac{1}{4}$  of the  $NW\frac{1}{4}$  of Sec. 15 there was some timber in the west end which was under turpentine lease. Our agreement with Mr. Bishop was that while we held title to this timber we would charge no rent on the land and that he should have an option to purchase the timber at the expiration of the turpentine lease or at such earlier date as he might give notice of.

This timber is free now and I believe it should be appraised and notification given Mr. Bishop. If he does not want to buy it we should make arrangements to sell it elsewhere so that we can collect rent on the land. Will you please attend to this at your earliest convenience? I would like to have a report by the next council meeting, Feb. 15,

Fraternally yours,

---

Secretary.

P. S. I believe the original estimate was 25 cords.



Fairhope 11/11/1932

I would report Roger has 10 acres full  
aside from the roads. 3 acres of which  
is uncleared, and three acres I estimate  
should be one third of our rent.

Marion Smith

10 @ 2.00 20.00  
Less 3 @ 1/3 = 1.00 2.00  
18.00  
9.00



6<sup>th</sup> month 1<sup>st</sup> 1936

Estimate there are six acres clearing, 218  
turpentine crops, 25 cde wood, one  $\frac{1}{2}$  of  
of n, w,  $\frac{1}{4}$  of n. w.  $\frac{1}{4}$  of sec. 15 of what Bishop  
already holds

Marion Smith

North

clearing 2 A @ 5  
" 4 A @ 5 ~ 7 ~ 10

Reduction allowed on reg price of  
clearing, \$020 A because of Wet Grass.

Treasurer Wolcott and Secretary Gaston rec-  
ommended no charge for clearing except on  
the east four acres and that to be at a  
charge of ten dollars (\$10.00) per acre.

To C. A. Gaston Sec. L. S. I. C.



$$\begin{array}{r} 4 \overline{) 5280} \\ \underline{11320} \end{array}$$

1320 1320

677

21000 July 15

$$\begin{array}{r} 1.89 \\ \times 4 \\ \hline 7.56 \\ 3.78 \\ \hline \end{array}$$



August 18, 1941

Mrs. L. O. Bishop,  
Fairhope, Alabama,

Dear Mrs. Bishop:

Your letter was received Saturday, August 16 and I have checked our records so I might be better acquainted with the entire transaction before replying.

While the record shows the actual transfer to have been to you March 21, 1923, it appears you had paid the rent on the land since the beginning of 1921.

The record shows that the rent charged for 1921 to 1928 inclusive amounted to \$173.10 and while the surrender is not recorded until June 10, 1930 it appears no rent charge was made for 1929 or 1930.

June 3, 1930 a committee composed of the President, Secretary and Treasurer was authorized to give consideration to an adjustment of your account. At that time the books show that you owed \$160.07. The Committee reported June 10 recommending that your account be balanced to July 1, 1930 in consideration of your payment of an agreed amount and your surrender of the land now occupied by the mill but for which you had not been charged since 1928. ~~The report was adopted~~

The report was adopted by the Council and the Treasurer's record shows a credit by check from you for \$85.65 and an additional credit by agreement of the committee amounting to \$56.76. The remaining leasehold was at that time transferred to Henry together with the charge of \$1267 for the last half of the 1930 rent.

It would appear therefore that of the 173.10 rent charged on the land referred to the Corporation collected \$116.43, about two-thirds of the charge. In leasing this land to the mill company there were no improvements we could make a charge for. The land had been idle for more than ten years and any improvements that may have existed at the time of your surrender had ceased to exist.

In view of the foregoing I do not see how the Corporation can make any restitution to you but I shall of course present your letter to them at their next meeting which is scheduled for Thursday, this week. I regret very much to feel obliged to make so unfavorable a report but feel that you will appreciate the circumstances, since the mill is deriving no benefit from the improvements you once had upon the land.

Very truly yours,



Aug. 9 - 1941

Dear Mr. Gaston I am writing you  
about our lease. We bought in 1921. It cost us  
near \$1000.<sup>00</sup> up to time we released it to  
colony. we agreed to \$350.<sup>00</sup> for improve-  
-nts. Marion Smith assessed it and it was  
recorded by The council. Mr. E. B. Gaston said  
when they leased it again. They would pay us  
He said it might be some time, and it has  
been several years. This milling co. has had  
it near a year, and I have been sick so I  
could not come and see you. The milling co.  
has a good business, and I need the money.  
would like very much if you would Please  
give this your attention soon

Sincerely

Mrs. L. O. Bishop

I am not able to work.



Feb. 22, 1921 - Fr. W. H. Bartley 11 1/2 SW 1/4 38 1/4 SW 1/4 17-6-2  
 " 22, 1921 - " J. S. Paton E. 132 ft. NW 1/4 38 1/4 SW 1/4 17-6-2  
 Mar. 21, 1923 - " J. S. Paton + Water 3 1/2 SE 1/4 38 1/4 SW 1/4 17-6-2  
 June 10, 1930 - Surrendered 3 1/2 SE 1/4 38 1/4 SW 1/4 17-6-2

Dear Mr. Bartley of our writing for

a boat our here. We bought in 1921. It cost us

To 1921 - 383  
 1922 - 26.30  
 1923 - 21.40  
 1924 - 21.41  
 1925 - 21.41  
 1926 - 24.02  
 1927 - 25.25  
 1928 - 25.45  
 1929 - 26.27  
 1930 - 26.72  
 1931 - 26.51  
 1932 - 26.51  
 1933 - 26.51  
 1934 - 26.51  
 1935 - 26.51  
 1936 - 26.51  
 1937 - 26.51  
 1938 - 26.51  
 1939 - 26.51  
 1940 - 26.51  
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 1991 - 26.51  
 1992 - 26.51  
 1993 - 26.51  
 1994 - 26.51  
 1995 - 26.51  
 1996 - 26.51  
 1997 - 26.51  
 1998 - 26.51  
 1999 - 26.51  
 2000 - 26.51

Sincerely  
 Mrs. J. O. Bartley

from at the Fort and



September 6, 1947

Mrs. Mary B. Gulledge  
City

Dear Mrs. Gulledge:

I should have communicated to you earlier that on August 21 the Council discussed the matter of purchasing your lot on Elm Street, and expressed its willingness to pay you \$100.00 for the title to the lot. The Corporation would not require you to furnish any abstract.

Last Thursday our Executive Council reviewed the accounts of lessees whose leaseholds are not substantially improved, and whose rent is delinquent. I was directed to write such lessees, calling their attention to paragraph (6) of the lease contract which provides that leases may be declared forfeited without notice if the rent is not paid within 90 days after the date on which it becomes due, "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 the cost of collecting same."

Your account on the Morphy Avenue lot and the South 5 acres were among those considered. As you probably know, no rent has been paid on either of these this year, and both are more than 90 days in arrears at the present time. As I must report back to the Council on this matter September 18, I would suggest that you advise me of your plans regarding these matters prior to that date.

Very truly yours,

*Pd 1/2 on Morphy Av. 9-15 Sec.*

*Still considering Garden Lease  
Hawnaah to deciding lot but Mother upset  
now and does not care to take matter  
up with him.*

COPY



June 26, 1947

Miss Mary E. Bishop  
Fairhope, Ala.

Dear Miss Bishop:

At its last meeting I brought before our Executive Council the subject of your lease to the five acres South of your home leasehold as we had previously discussed it.

The Council indicated they would be agreeable to the acceptance of a surrender of your regular 99 year lease in exchange for a Garden Lease. The Garden Lease is a year to year lease and does not justify the lessee palcing any improvements on the land that are not readily removable and does not obligate the corporation to pay any taxes, except the tax on the land.

The annual rent as calculated for 1947 amounts to \$99.60 on the regular 99 year lease and \$19.92 for the Garden Lease. Our next meeting will be the 3rd day of July and the Council will give consideration at that time to such proposal as you may care to make.

Very truly yours,

---

Secretary



March 27, 1940.

Miss Mary Bishop,  
Fairhope, Ala.,

Dear Lessee:

I regret to feel obliged to write you about the small balance owing on your leasehold to the 5 acres south of your home place but the balance brought forward as shown on the statement recently mailed you, \$9.17 amounts to very nearly one year's rent and the first half of the 1940 rent is now due.

We have been open to some criticism for not seeing that the rent was not kept paid up on leaseholds where there was insufficient improvement to insure the collection of the rent. While I appreciate that you have improvements on the land and that they cost much more than the rent owing it would probably be hard to realize very much out of them.

Please give this account such attention as you can and if you are not using the land perhaps you may wish to give notice of surrender.

Very truly yours,

---

Secretary.

4-28-40

Reports will pay \$2<sup>00</sup> monthly beginning April 15th if continues at work. Has land planted in hoppedaya for cow pasture. Hopes later to apply for additional five acres on east.



275 Rickarby  
Mobile, Alabama

January 13th, 1941.

Fairhope Single Tax Corporation  
Fairhope, Alabama

Attention: Dr. C. A. Gaston, Secretary

Dear Mr. Gaston:

Due to other interests I have decided to transfer the lease I now hold on the tract of colony land which lies next to the pottery, to Mr. Converse Harwell.

I understand that Mr. Harwell has been interested in this tract from the time that he leased the tract on which the pottery is located. In fact, Mr. Harwell brought this tract to my attention and I leased it at his suggestion.

Over the week-end I discussed this transfer with Mr. Harwell and he is ready and willing to take over my lease since it will fit into his present plans.

Will you please do whatever is necessary in making this transfer? I am particularly interested in Mr. Harwell taking up my lease, and if this is not possible, I will leave it as it now stands. In other words, if it is not possible for me to transfer my lease to Mr. Harwell, I will hold my lease as it now stands.

If it is possible to make this transfer to Mr. Harwell, go ahead and do whatever is necessary. I will be responsible for any rentals up to and including January 1st, 1941.

I have instructed Mr. Harwell to contact you and assist in any way he can on my behalf. Due to my duties in Mobile it is inconvenient for me to be in Fairhope except on occasional week-ends, so I will have to be contacted either by mail or through Mr. Harwell.

Yours very truly,

  
Marion E. Blake

Marion E. Blake  
275 Rickarby  
Mobile, Alabama



May 5, 1951

Mr. Carl L. Bloxham  
Fairhope, Alabama

Dear Mr. Bloxham:

I enclose herewith our assent to the mortgaging to Mrs. Gavina T. Hill of the improvements and leasehold interests of Marie Gleason and Mrs. Nellie Reding.

With respect to your letter of May 4, 1951 requesting an assent covering the indebtedness of Eugene S. and Marie P. Richardson to Joseph and Martha Zimmerman, on April 5 we approved a transfer from the Zimmermans to the Richardsons, but subject to the satisfaction of a sales contract. We have not and cannot issue a lease to the Richardsons until the Zimmerman lease is delivered to us with a proper endorsement of transfer. It is presumed that the Richardsons have evidence of their interest in the form of a sales contract. If it is desired I will make an endorsement thereon showing the date of approval by the Executive Council, subject to the satisfaction of such contract.

With respect to "proper endorsements of transfer", on a couple of recent occasions you have failed to show the exact amount of the consideration in the endorsement as has been asked by our executive council. The required information ~~having~~ been contained in the preliminary notice, they were not returned for correction. Your attention to this matter will be appreciated.

Very truly yours,

---

Secretary



**CARL L. BLOXHAM**  
**REAL ESTATE AND INSURANCE**

OFFICE TEL. 3171

BLOXHAM BUILDING  
FAIRHOPE, ALABAMA

RESIDENCE TEL. 3321

*"On Mobile Bay"*

May 4, 1951

Fairhope Single Tax Corporation  
Fairhope, Alabama

Dear Sirs:

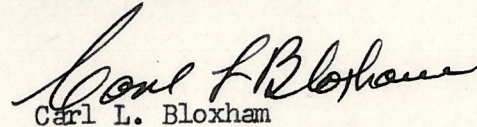
Kindly be advised that the improvements on your lands described as follows,:

Beginning on the east side of School Street 292.9 ft. south of Fairhope Avenue, thence run south 58 ft., thence east 195 ft, thence North 58 ft. thence west 195 ft. to the point of beginning, Block 21, Division 4,

has been sold by Joseph Zimmerman and Martha Zimmerman to Eugene S. Richardson and Marie P. Richardson for the total sum of \$6400, of which amount \$1525 has been paid leaving a balance of \$4875 due the Zimmermans and represented by a Contract of Sale between them and the Richardsons.

We will appreciate it if you will issue your assent to this encumbrance.

Very truly yours,

  
Carl L. Bloxham

CLB:bc



Feb. 23, 1950

Carl L. Bloxham Agency  
Fairhope, Alabama

Gentlemen:

It has come to our attention that some lessees of unimproved lots have offered to transfer their leases in consideration of a bonus payment. As you know, the lessee, in making application for his lease, agrees that he will neither ask nor accept a bonus for the transfer of an unimproved leasehold and that his proved attempt to do so will be cause for the forfeiture of his lease to such unimproved leasehold.

At its meeting February 16, the Council directed me to write to all lessees whose leases to unimproved lots had been in effect for more than two years and remind them of their agreement. This has been done and every such lessee has been furnished marked copies of the application, lease contract and constitution such as I am enclosing herewith.

The Council believes it is necessary to discourage every hope of profit through the transfer of unimproved leaseholds. It believes that Fairhope's phenomenal success, as compared with the ~~nth~~ other shore communities, is due to the easier access to land here, made possible by the Single Tax Colony plan. Fairhope is still growing and the demand for land increasing.

If holders of unimproved lots are allowed to collect a bonus for the transfer of their leases, or even to require repayment to them of the rent they paid while holding the land out of use, an unnatural limitation will be placed on Fairhope's opportunity for future growth and all business will suffer.

While all business will suffer because of the interference with a normal growth in population it will effect real estate business most directly. It will mean fewer houses to rent and to sell. It will mean the sale of less fire and property insurance. Vacant lots purchase no fire and property insurance.

We hope you will be convinced of the soundness of the foregoing conclusions and that we will have your cooperation in enforcing the terms of our lease agreements.

Very truly yours,

---

Secretary



Dec. 21, 1947

Mr. C. L. Bloxham  
Fairhope, Ala.

Dear Mr. Bloxham:

Failure to claim homestead exemptions on the properties of Emma J. Bloxham and Nellie S. Eareckson resulted in 1947 tax charges on those properties of \$15.70 in excess of the legal charges for properties eligible to homestead exemption.

If you will hand us your check in the amount of the exemption payable to M. H. Wilkins we will remit the balance of the tax. If you prefer you may pay the tax in full and we will allow credit for the receipt to the extent of the corporation's liability.

If I am in error in assuming your responsibility for the Eareckson tax please advise me at once so I can take the matter up with her while there is time to pay the tax without penalty.

I am also enclosing bill for the taxes of F. H. Bridges. Except for \$7.98 this bill is for taxes on property not located on his leasehold.

Very truly yours,

---

Secretary

COPY



# CARL L. BLOXHAM

REAL ESTATE AND INSURANCE

---

OFFICE TEL. 3171

BLOXHAM BUILDING

RESIDENCE TEL. 3321

---

Fairhope, Alabama

On Mobile Bay

April 27th. 1946.

Fairhope Single Tax Corp.,  
City.

Gentlemen:

Kindly be advised of loan made this date to William C. Meyer  
and Fernile W. Meyer by the undersigned in the amount of  
\$500.00 secured by the improvements on the west  $\frac{1}{2}$  of SE  $\frac{1}{4}$   
of the SW  $\frac{1}{4}$ , Sec. 11, tp. 6S R2E of your lands in Baldwin  
Co. Ala.

Very truly yours,

  
Carl L. Bloxham.



# ALABAMA BALDWIN COUNTY, ALABAMA APPLICATION FOR MOTOR VEHICLE ASSESSMENTS (1943-44)

Name \_\_\_\_\_  
Date \_\_\_\_\_  
1943 License No. \_\_\_\_\_  
194 \_\_\_\_\_

Address \_\_\_\_\_  
Dec. 18th. 1944.

| MAKE | YEAR | MODEL | BODY | MOTOR NUMBER |
|------|------|-------|------|--------------|
|      |      |       |      |              |

Fairhope Single Tax Corp.,  
Fairhope, Ala.

Purchased \_\_\_\_\_  
(New or SH)  
Gentlemen: \_\_\_\_\_

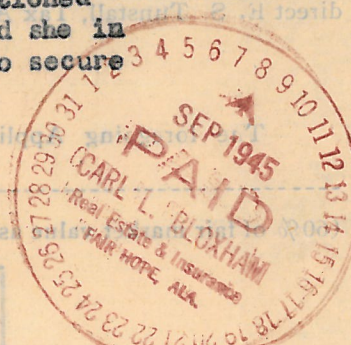
Re: W<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>,  
Sec. 11, Tp. 6S, R2E.

The interests of William C. and Pernile W. Meyer in the leasehold, and the improvements thereon, on the above captioned property have been assigned to Eorganna T. Ives, and she in turn has sold same back to the Meyers on contract, to secure the payment of a loan of \$469.60.

Kindly recognize these facts in your records.

Very truly yours,

Carl L. Bloxham.



*Please note*

Notary Public or Justice of Peace \_\_\_\_\_

## AFFIDAVIT OF OPERATION

I, the above named applicant hereby certify that this Motor Vehicle has not been operated upon the Public Roads or Highways of Alabama by me or anyone else since Sept. 30, 1943, and in consideration of the lower price for which the truck license here applied for is issued I (we) hereby agree and pledge myself (ourselves) to use in the operation of said truck only gasoline or other motor fuel on which the excise tax required by law has been paid.

Capacity of this truck is \_\_\_\_\_ Tons

Applicant \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ 194 \_\_\_\_\_

Notary or Justice of Peace \_\_\_\_\_

Note: Mail Remittance Payable to Probate Judge.  
ALL QUESTIONS MUST BE FILLED IN.



# BALDWIN COUNTY, ALABAMA

## APPLICATION FOR MOTOR VEHICLE ASSESSMENTS

### (1943—44)

..... Alabama 1943 License No. .... Wt. ....

Name ..... Date ..... 194 .....

Address ..... Municipality .....

| MAKE | YEAR | MODEL | BODY | MOTOR NUMBER |
|------|------|-------|------|--------------|
|      |      |       |      |              |

Purchased ..... on ..... 19 .....

(New or SH)

..... of ..... Price \$ .....

(Address)

Value Oct. 1, 1943, \$ ..... Brought into the State of Alabama on the ..... day of ..... 19 .....

and into the Incorporated Town of ..... on the ..... day of ..... 19 .....

For the purpose of Assessing Taxes on the above described Motor Vehicle, I hereby authorize, empower, and direct E. S. Tunstall, Tax Assessor to Assess said Motor Vehicle for me for the year stated.

..... Applicant.

The foregoing Application was subscribed and sworn to before me on this the ..... day of ..... 194 ....., and I hereby value the above described Motor Vehicle for the Purpose of Taxation (60% of fair market value as of October 1, 1943,) \$ .....

|                                     |          |
|-------------------------------------|----------|
| State and County                    | \$ ..... |
| City of .....                       | \$ ..... |
| School District No. 1 ( ) No. 2 ( ) | \$ ..... |
| Total Tax Due .....                 | \$ ..... |

..... Notary Public or Justice of Peace.

#### AFFIDAVIT OF OPERATION

I, the above named applicant hereby certify that this Motor Vehicle has not been operated upon the Public Roads or Highways of Alabama by me or anyone else since Sept. 30, 1943, and in consideration of the lower price for which the truck license here applied for is issued I, (we) hereby agree and pledge myself (ourselves) to use in the operation of said truck only gasoline or other motor fuel on which the excise tax required by law has been paid.

Capacity of this truck is ..... Tons

..... Applicant.

Sworn and subscribed to before me this the ..... day of ..... 194 .....

Note: Mail Remittance Payable to Probate Judge.  
ALL QUESTIONS MUST BE FILLED IN.

..... Notary or Justice of Peace.



# CARL L. BLOXHAM

REAL ESTATE AND INSURANCE

OFFICE TEL. 3171

BLOXHAM BUILDING

RESIDENCE TEL. 3321

Fairhope, Alabama  
On Mobile Bay

Dec. 18th. 1944.

Fairhope Single Tax Corp.,  
Fairhope, Ala.

Gentlemen:

Re:  $W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ,  
Sec. 11, Tp. 6S, R2E.

The interests of William C. and Pernile W. Meyer in the lease-  
hold, and the improvements thereon, on the above captioned  
property have been assigned to Georganna T. Ives, and she in  
turn has sold same back to the Meyers on contract, to secure  
the payment of a loan of \$469.50.

Kindly recognize these facts in your records.

Very truly yours,

*Carl L. Bloxham*  
Carl L. Bloxham.

Approved by the Executive Council Jan. 4, 1945

*C. A. Justice*  
Secretary.



Nov. 10, 1941

Mr. Carl L. Bloxham, Agent  
Fairhope, Alabama

Dear Mr. Bloxham:

I enclose herewith renewal policy on our  
Library building and contents.

At a special meeting of the Council held  
Saturday afternoon, Nov. 8 it was moved and carried  
to discontinue the insurance heretofore carried  
with your company and to insure with the Baldwin  
Mutual Insurance Company, of Loxley.

You will therefore cancel our policy in  
effect for the past three years, at the time of its  
expiration.

Very truly yours,

---

Secretary.



May 3, 1941

Mr. Carl L. Bloxham,  
Fairhope, Alabama,

Dear Mr. Bloxham:

At its meeting May 1, the Executive Council directed that record be made of your surrender of the west ten feet of your leasehold and that your rent charge for 1941 be refigured and your account credited with the difference in rent for the entire year. We are therefore crediting your account with \$1.45.

The Council also directed that I express to you the Corporation's sincere appreciation of your public spirited response to its request.

Very truly yours,

---

Secretary.



August 3, 1940

Mr. Carl L. Bloxham, Agt.,  
Fairhope, Ala.,

Dear Mr. Bloxham:

The Executive Council, at its meeting of Aug. 1 approved the contract of sale give D. Grey Harrison by Mrs. R. E. L. Connolly but did not feel that it was proper to make any refund to Mrs. Connolly of due rents paid by her until such time as payment was made by Miss Harrison.

There is no question of the equity of Mrs. Connolly being compensated for rent paid by her but since the colony is not in possession of any funds except such as are now due the council felt that she should look to Miss Harrison, the beneficiary for compensation.

Very truly yours,

---

Secretary.



Jan. 20, 1940.

Mr. Carl L. Bloxham,  
Fairhope, Ala.,

Dear Sir:

This is to advise you that the Executive Council of the Fairhope Single Tax Corporation, at its regular meeting Jan. 4, approved your contract of sale to Dale Raddcliffe of the improvements on lot 2, blk. 45, div. 4 and the provisions of the contract that the leasehold rights to such lot held by you as assignee of the rights formerly held by Frank S. and Annie S. Craft be finally transferred to the said Dale Raddcliffe upon the completion of the contract and the delivery by you of the outstanding leases of Frank S. and Annie S. Craft.

I wish to call to your attention that the signed applications of the transferee are customarily presented with the notice of sale contracts.

Very truly yours,

---

Secretary.



Jan. 22, 1940.

Mr. Carl L. Bloxham,  
Fairhope, Ala.,

Dear Mr. Bloxham:

The <sup>1939</sup>~~1938~~ Town Tax receipt #444 for taxes paid by you and Mrs. Nettie Johnson on the jointly assessed property in Blk. 2-W div. 2 was delivered to the treasurer today.

We find that none of this tax paid on behalf of Mrs. Riley, can be credited on rent. The total of the 1939 rent on Mrs. Riley's leasehold was \$21.52 and the 1939 county tax on her improvements which we paid amounted to \$25.20.

I wish to call to your attention the present ruling that binds the corporation to credit or pay for taxes only the amount of the rent. I consider that this ruling will be in effect as to 1940 rent and taxes.

Very truly yours,

---

Secretary



SOUTHERN DEPARTMENT



ATLANTA

CARL L. BLOXHAM, Agent

FAIRHOPE, ALA.

Jan. 30th. 1937.

Fairhope Single Tax Corp.,  
City.

Gentlemen:

Kindly be advised of the sale of improvements located on east half of lot 7, and west half of lot 8, block 1, division 3, of your lands in Fairhope, by John Debusi to Worthington Waite DeWolf, Jan. 20th. 1937.

The deal was consummated on the time payment plan, and application for new lease will not be made until full payment has been made.

It is desired that the purchaser be advised of your assent to transfer this property him on receipt of his application.

Very truly yours,

*Carl L. Bloxham*  
Carl L. Bloxham, Agent.



Fairhope, Alabama  
April 13, 1938

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

Dear Sir:

We find that the amounts of Personal Property if the following were entered under "Next preceeding years value" through an error and we have removed same from the duplicates . Kindly remove them from the originals.

|                         |          |
|-------------------------|----------|
| John & Lillie Schneider | \$150.00 |
| Geraldine Fair Baker    | 75.00    |
| Mrs. Etta M. Bean       | 100.00   |
| Mrs. Lena Leamaster     | 100.00   |
| Mrs. M. S. Smiley       | 100.00   |
| Miss Jane Rota          | 100.00   |
| Emma J. Bloxham         | 250.00   |

Thanking you in advance, I am

Very truly yours,

Carl L. Bloxham

CLB:gw  
CC - C. A. Gaston



CARL L. BLOXHAM

REAL ESTATE AND INSURANCE

FAIRHOPE, ALABAMA

May 27, 1938

Fairhope Single Tax Corporation

Fairhope, Alabama

Lot 3 Block 3 Division 3

Gentlemen:

I feel that a commission is due me on the leasing  
of the above lot to Co. Wm. S. Woodruff, and hope that you can  
see your way clear to grant it.

Very truly yours,

*Carl L. Bloxham*  
Carl L. Bloxham *C. L.*

CLB:gw



June 8, 1938.

Mr. Carl L. Bloxham,  
Fairhope, Ala.,

Dear Mr. Bloxham:

Your communication of May 27th was read to the Council at its last meeting and was generally discussed but no action taken.

I may state that the discussion was not positively unfavorable to the allowing of a commission under any circumstance but the opinion seemed to be that in this particular case the agent enjoyed a considerable advantage in being able to secure for his client the additional land he desired without the payment of any purchase price. The council, of course, did not know the details but they considered that it was possible that a sale of the adjoining property could not have been made to this client if he had been unable to secure the lot in question without the payment of a considerable additional amount.

The Council appeared to feel, however, that each case should be considered on its merit and I do not feel that their failure to take any action in this was intended to close the matter where the circumstances might be different.

Very truly yours,

---

Secretary.