

Georgia, Houston County.

I, Joseph Green Avera, of said state and county, being of sound mind and memory, do make this my last will and testament.

1. I desire that my Executors, as soon as practical after my death, to sell all of my personal property to pay any debts I may owe, except that it is my desire that my daughters, Ethel Avera Arnold, Mary Avera, and my sons, Leonard and Lewis Avera have the same amount of bedding set apart to them as their three other brothers and sister, Annie Avera Ray, have heretofore received, before my household effects are sold.

2. I desire that all of my real estate shall remain intact and not sold until A. D. <sup>1930</sup>~~1929~~, then, at that time, I desire that my son Virgil, shall have the seventy (70) acres of land, more or less, described as follows: bounded on the North by public road, on the East by a settlement road from a bridge on the public road to land line between my land and land of E. F. Mathews, on South by original land line and on West by original land line, provided he is willing to pay my estate Two Thousand Five Hundred Dollars (\$2,500.00) for it, and he to share no further in the proceeds of my estate.

3. As my son, Charlie Avera, has bought from me fifty (50) acres of land, more or less, for Two Thousand (\$2,000.00) described as follows: Bounded on the North by land of the estate of A. R. Davis, on the East by public road, on the South by a public road and on the West by a settlement road, and as he is still due me One Thousand (\$1,000.00) Dollars of the purchase money, I desire that should I die Before this sum is paid, that he will be allowed Five Hundred Dollars (\$500.00) credit on said note as his full share in my estate, or if he has paid his note in full at the time of my death, that he be paid by my executors Five Hundred Dollars (\$500.00), and that he share no further in my estate.

4. It is my desire that my son, Emmett Avera, shall have the forty (40) acres of land more or less of land described as follows: twenty acres off of the West side of South half of lot No. 163 and twenty acres (20) off of the East side of the South half of lot of land No. 164, and that he share no further in my estate.

5. I give, bequeath and devise to my daughter, Mary Avera, the piano I have in my home.

It is also my will and desire that she be given a support out of the rents of that portion of my real estate not devised in items 2, 3 and 4 until the year 1930, or until she marries, at which event such support shall cease.

6. I desire that my executors sell the remainder of my real estate as soon after January First, 1930 as in their judgment is advisable, either at private or public sale as they may think best for the interest of my estate.

7. I desire that my sons, Lewis Avera and Leonard Avera, and my three daughters, Annie Avera Bay, Ethel Avera Arnold and Mary Avera, share equally in the Three Thousand Dollars (\$3,000.00) to be paid my estate by my sons, Virgil and Charlie, and that they share equally in the remainder of my real estate not mentioned in items two, three and four, and in all of my personal property not devised in item one, however, if my son, Virgil shall decline to accept the seventy (70) acres of land as devised in item two at the price named therein, it is my will that this seventy (70) acres of land be placed with the other lands not devised in items three and four, and he and my sons, Leonard and Lewis, and my three daughters, Annie Avera Bay, Ethel Avera Arnold and Mary Avera, share and share alike in all of the proceeds of the sale of my estate, not devised in items one, three and four of this will.

8. I hereby appoint my sons, E. C. Avera and V. E. Avera, executors of this my last will and I further will that my executors be not required to give bond nor make any returns of acts and doing to any court whatever, nor incur any other expense, except the actual costs necessary in probating this, my will.

In testimony whereof I have hereto set my hand this January 10th, 1924.  
Joseph Green Avera

Signed and published in the presence of the undersigned by Joseph Green Avera as his last will and testament, who subscribe our names hereto as witnesses at the instance and request of said testator, in his presence and in the presence of each other. This January 10th, 1924.

O. C. Richardson,

O. J. Bateman,

J. E. Mills.

Georgia, Peach County.

Whereas, I Joseph Green Avera did on the 10th day of Jan'y 1924 sign seal, declare and publish my last will and testament in the presence of O. C. Richardson, O. J. Bateman and J. E. Mills who signed the said will and testament as witnesses.

And whereas, I desire to make some changes in said will, I therefore make and publish this codicil to said will and testament.

(1.) My son Charles H. Avera having paid me in full for fifty acres of land referred to in item three (3) of my will it is my desire that he share equally with all of my other children in all of my estate. I also appoint him an executor of my will with his brothers V. E. Avera and E. C. Avera.

Joseph Green Avera.

Signed and published in the presence of the undersigned by Joseph Green Avera as his last will and testament who subscribed our names hereto as witnesses at the instance and request of said testator in his presence and in the presence of each other. This July 22nd, 1925.

O. C. Richardson,

C. F. Hays,

J. E. Grace.

Recorded March 1, 1926.