



~~~~~ **2013 SELECTION STANDARDS** ~~~~~

# Heritage Farm Program

## **ALABAMA CENTURY FARMS:**

1. Farm must have been in the same family continuously for at least one hundred (100) years.
2. Farm must be at least forty (40) acres of land owned by the applicant or nominee.
3. Farm must currently have some agricultural activities.
4. Owner must complete an Ownership Registration Form that will be supplied by the Alabama Department of Agriculture and Industries.

## **ALABAMA HERITAGE FARMS:**

1. Farm must have been operated continuously as a family farm for at least one hundred (100) years.
2. Farm must possess interesting and important historical and agricultural aspects, including one or more structures at least forty (40) years old.
3. Farm must be at least forty (40) acres of land owned and operated by the applicant, who must reside in Alabama.
4. Owner must complete an Ownership Registration Form to be supplied by the Alabama Department of Agriculture and Industries.



~~~ 2013 OWNERSHIP REGISTRATION FORM ~~~

Heritage Farm Program

Date: July 22, 2103

County: Covington

Section I – Basic Information

Name: Dr. John R. Langford

Farm Name: W. B. Langford Family, LLC

Address: 31175 Holmes-Langford Road, Opp, AL (Farm address)

30746 Five Points Road, Dozier, AL 36028 (John's address)

Telephone Number: (334) 496-3303 (John Langford),
(850) 572-9769 (Paul Langford, alternate manager)

E-mail: rslangfd@centurytel.net (John),
langfopj@bellsouth.net (Paul)

Current Acreage of Farm: 385 (67+40+53+225: see Attachment 1 - Location & Deeds)

Location of Farm: Covington County, 12 miles N of Opp(US331,C70,C27,C71)
(Example: Henry County, 6 miles SE of Abbeville, Hwy 95)

Township, Range & Section: Township 5N, Range 18E, Section 7 (original);
T5N, R17E, S12 & S1; T5N, R18E, S17 (additions)
(Available on Land Tax Assessment Records)

Year originally acquired by your ancestors: September 17, 1913 by W. B. Langford

Section II - Current Use of Farmland

1. Crops or livestock produced on the farm today: Timber only since WB Langford death June 7, 1980. Cotton, peanuts, corn, cattle, hogs, sugar cane, vegetables, fruit, pecans, timber and other products from 1913 until then. See Attachment 2: Farm Life & Memories for more historical details. See Attachment 3 for current use of the land.

(Example: Cotton, Peanuts, Timber, Cattle, etc.)

2. Number of generations living on the farm today: None full-time, about 30 family members from four generations use the farm as desired (WB Langford request).

3. Name of individual operating the farm today and their relationship to the current owner:

The W. B. Langford Family, LLC, operates the farm today. John R. Langford (WBL son) and Paul J. Langford (WBL grandson) are current elected managers for nine family members with ownership interests. Sections III and IV provide ownership details.

4. List of Structures over forty years old (houses, barns, outhouses, windmills, silos, etc.)
Please list approximate year each structure was built.

1. Two-story house built in 1934 to replace the original structure that was built in 1913 and remodeled and enlarged in 1924. The original had wide, unfinished, rough-cut pine boards. The remodeled structure with painted, dressed lumber burned in June 1934.
2. The current barn with four sections was built in 1928 to replace an original structure that was built in 1914. Painting, for the first time, is in process this year. See Attachment 2 for more information about structures.

PLEASE ENCLOSE PHOTOS OF STRUCTURES (On Photography Paper)

Photos submitted will be kept on file at the Department of Agriculture & Industries for historical purposes & WILL NOT be returned. Please provide at least 2 photos (from different angles) of each structure and use the sample application as a guide to explain details of each structure. See Attachment 3 for current photographs of structures.

Section III- Current Ownership

Name of Current Owner & Spouse: W. B. Langford Family, LLC

Address: 30746 Five Points Road
Dozier, AL 36028

Phone Number: (334) 496-3303

Year you acquired land: Converted from W. B. Langford Estate to LLC 2004

Your relationship to the original owner: Children and Grandchildren of W. B. Langford

Section IV – History of Owners

Original Landowner and/or Spouse: W. B. Langford

Date Acquired and Acreage: September 17, 1913, 120 more or less (107 actual)

Crops and Livestock produced: Cotton, peanuts, corn, hogs, cattle, pecans

Other Information: The original purchase by W. B. Langford is in the NW 1/4 of the NW Section 7 of Township 5N Range 18E. Most irregularities of survey areas are accommodated in the NW 1/4 of the NW S, so this accounts for a smaller than average actual area for half a section. See Attachment 2 for a history of this ownership.

Next Owner of Land and/or Spouse: Faye Langford (Rawls), Jordan Langford, Robert Langford, Anava Langford (McCormack), Fred Langford, John Langford, Murray Langford

Relationship to Previous Owner: Children

Date Acquired and Acreage: June 7, 1980 (Walter B. Langford death via will)

Crops and Livestock produced: Timber, pecans, cattle, (peanuts and corn by renter)

Other Information: Fred Langford sold his interest to the remaining six siblings on Nov. 28, 1980 (Book 725 Page 184). Jordan Langford left his interests to his children Paul, Susan, & William effective upon his death Aug. 14, 1997. Anava Langford McCormack left her interests plus an additional 225.2 acres equally to the remaining six siblings (including Fred) effective after probating her death (1985-1990). Robert Langford left his interests in the original 107 acres plus an additional 53.4 acres to the remaining five siblings. He left his 1/6th interest in the addition from Anava to his wife Sallie who left that interest equally to her children Chip and Pam Thomas. John purchased their interests on April 12, 2004, so all owners were then children and grandchildren of W.B. Langford.

Next Owner of Land and/or Spouse: W. B. Langford Family, LLC

Relationship to Previous Owner: Descendents of W. B. Langford

Date Acquired and Acreage: Nov. 26, 2004, 385 acres, Recorded in Covington County Real Property Book 2005 Page 263 on Jan. 6, 2005.

Crops and Livestock produced: Timber, pecans

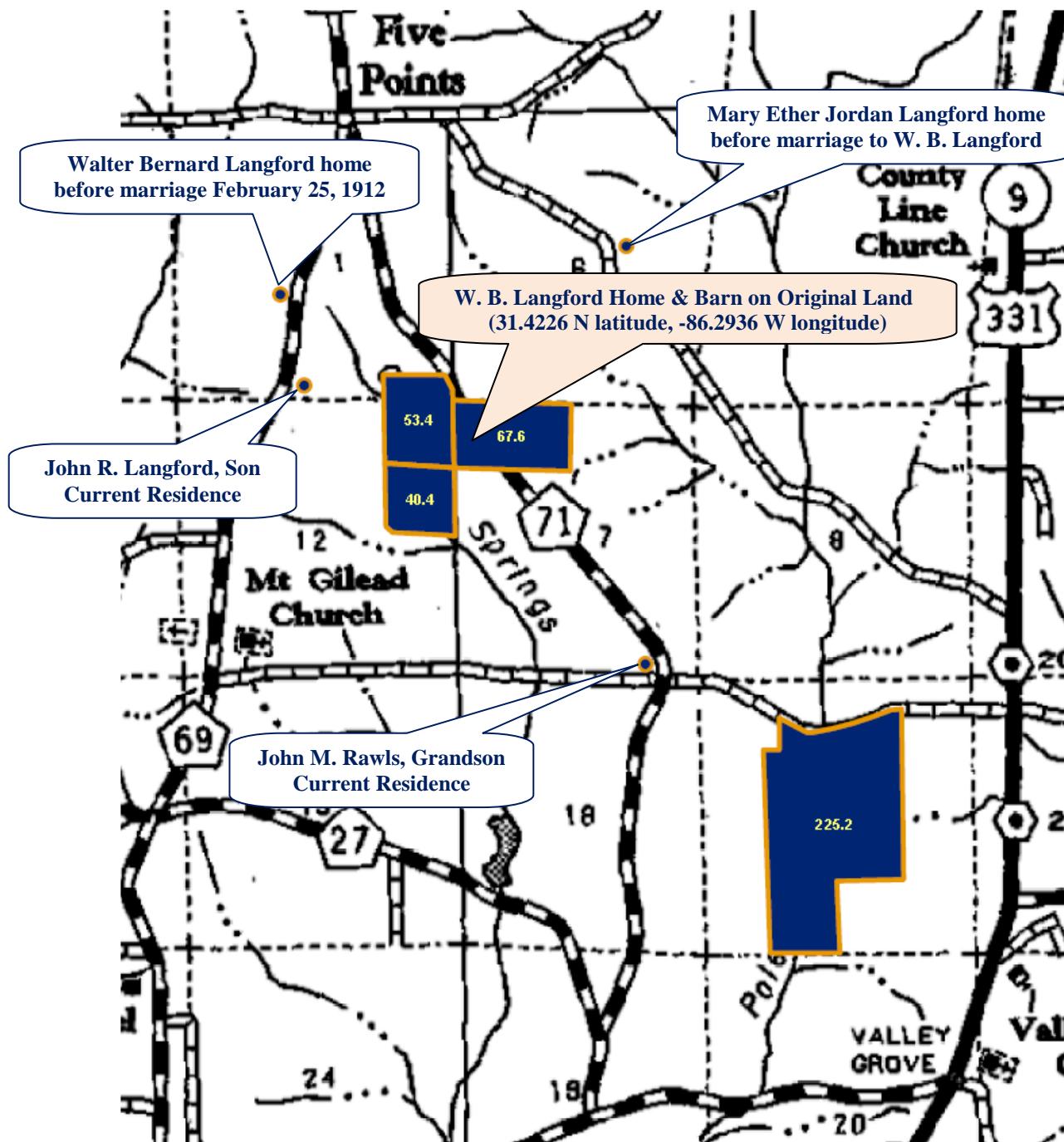
Other Information: Members of initial organization with percentage interests were Faye Langford Rawls (19.89), Paul Langford (6.63), Susan Langford (6.63), William Langford (6.63), Murray Langford (19.89), Fred Langford (12.34), John Langford (27.99). LLC organizational structure requires all owners to be descendents of W.B. L.

*If more than three previous owners exist, please attach corresponding information on additional sheets.

PLEASE RETURN FORM TO: Alabama Century & Heritage Farm Program,
1445 Federal Drive, Montgomery, AL 36107-1123

APPLICATION DEADLINE: AUGUST 30, 2013

ATTACHMENT 1
W. B. LANGFORD FAMILY, LLC
LOCATION AND DEEDS



Original W. B. Langford purchase 1913: 80 acres, more or less (actual 67.6), T5NR18ES7
 W. B. Langford purchase 1930: 40 acres, more or less (actual 40.4), T5NR17ES12

A. L. McCormick addition via probate 1985-1990: 225.2 acres, T5NR18E,S17

W. R. Langford addition via probate 1992: 53.4 acres, T5NR17ES12 & T5NR17ES1

All land transferred into WB Langford Family, LLC Nov. 26, 2004 (Book 2005 Page 263).

See remaining pages of Attachment 1 for additional deed details

ATTACHMENT 1 (CONTINUED)

THE STATE OF ALABAMA, COVINGTON COUNTY

Know All Men by These Presents. That the MILLER-BRENT LUMBER COMPANY, a Corporation created and existing under the laws of the State of Alabama, for and in consideration of Eight hundred Dollars, in hand paid by W.B. Langford the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said W.B. Langford and his heirs and assigns, the following described real estate, to-wit:

North 1/2 of North West 1/4 Section 7 ^{Up}
5 Range 18 Covington Co Ala containing
80 acres more or less. running for itself
and successors all the merchantable timber
situated thereon together with a right of way
over across through and along said land with the
right to build and equip dirt roads and tram
roads.

W.B. Langford is to have the right to clear
any part of, said land on which there is
no merchantable pine timber

The timber and right of way
reservations are for a period of
five years from this date

situated, lying and being in the County of Covington, State of Alabama.

To have and to hold to the said W.B. Langford
heirs and assigns, forever. And said MILLER-BRENT LUMBER COMPANY for itself and its suc-
cessors, covenants with the said W.B. Langford
and his heirs and assigns, that it is lawfully seized in fee simple of said premises; that said pre-
mises are free from all incumbrances, and that it has a good right to sell and convey the same as aforesaid;
that said MILLER-BRENT LUMBER COMPANY and its successors, shall warrant and defend the
same to said W.B. Langford and his heirs
and assigns forever against the lawful claims of all persons.

In witness whereof, said MILLER-BRENT LUMBER COMPANY hath hereunto caused its Cor-
porate seal to be affixed, and these presents to be signed in its Corporate name by its President and attest-
ed by its Secretary on this the 17 day of Sept ¹⁹¹³

Attested by
W. B. Langford ^{W. B. Langford}
Secretary, By John J. Schquale President

ATTACHMENT 1 (CONTINUED)

44-108 Roger

| | | |
|---|----|--|
| THE STATE OF ALABAMA
COVINGTON COUNTY | | WARRANTY DEED |
| Miller Brent Lbr Co
Miller Brent Lbr Co | | Mr. R. B. Langford |
| R. B. McDavid, Notary Public | To | Mr. R. B. Langford |
| Date of Deed: 17th Sept 1913
Place: Covington County, Alabama | | Date of Deed: 17th Sept 1913 |
| Deed recorded in Book 39, page 196, at 11 o'clock A.M. | | Deed recorded in Book 39, page 196, at 11 o'clock A.M. |
| THE STATE OF ALABAMA, COVINGTON COUNTY | | |
| I, R. B. McDavid, a Notary Public in and for said County, hereby certify that John J. Fitzgerald and W. T. Shepherd, whose names are President and Secretary respectively of the MILLER-BRENT LUMBER COMPANY are signed to the foregoing conveyance, and who are known to me personally as well as that they are respectively President and Secretary of said MILLER-BRENT LUMBER COMPANY, acknowledged before me on this day, that, being informed of the contents of this conveyance, they, as such President and Secretary, executed the same voluntarily, on the day the same bears date in the name and behalf of said MILLER-BRENT LUMBER COMPANY, being thereunto duly and legally authorized. | | |
| Given under my hand, this 17th day of September, A.D. 1913. | | |
| R. B. McDavid, N.P. | | |
| STATE OF ALABAMA, COVINGTON COUNTY. | | |
| Know all men by these presents: That the Miller Brent Lumber Company, a corporation created and existing under the laws of the State of Alabama, for and in consideration of Eight Hundred Dollars, in hand paid by W.B. Langford, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said W.B. Langford, and his heirs and assigns, the following described real estate to wit: North $\frac{1}{2}$ of Northwest Section 7, Tp 5, Range 18, Covington County, Ala. containing 80 acres more or less, reserving for itself and successors all the merchantable timber situated thereon, together with a right of way over, across, through and along said land with the right to build and equip dirt roads and tram roads. W.B. Langford, is to have the right to clear any part of said land on which there is no merchantable pine timber. The timber and right of way reservations are for a period of five years from this date, situated, lying and being in the County of Covington, State of Alabama. <u>TO HAVE AND TO HOLD</u> to the said W.B. Langford, heirs and assigns forever. And said Miller Brent Lumber Company, for itself and its successors, covenants with the said W.B. Langford, and his heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all incumbrances, and that it has a good right to sell and convey the same as aforesaid; that said Miller Brent Lumber Company, and its successors, shall warrant and defend the same to said W.B. Langford, and his heirs and assigns forever against the lawful claims of all persons. In witness whereof, said Miller Brent Lumber Company, hath hereunto caused its Corporate seal to be affixed, and these presents to be signed in its Corporate name by its President and Attestated by its Secretary on this the 17th day of September, 1913. | | |
| Attestated by W.T. Shepherd,
Secretary. | | |
| Miller Brent Lbr Co.
By John J. Fitzgerald, President. | | |
| State of Alabama, Covington County, I, R. B. McDavid, a Notary Public in and for said County, hereby certify that John J. Fitzgerald and W. T. Shepherd, whose names as President and Secretary respectively of the Miller Brent Lumber Company, are signed to the foregoing conveyance, and who are known to me personally as well as that they are respectively President and Secretary of said Miller Brent Lumber Company, acknowledged before me on this day, that, being informed of the contents of this conveyance, they, as such President and Secretary, executed the same voluntarily on the day the same bears date, in the name and behalf of said Miller Brent Lumber Company, being thereunto duly and legally authorized. Given under my hand this 17th day of September, 1913. | | |
| R. B. McDavid, Notary Public. | | |
| I hereby certify that the within deed was filed in this office of Judge of Probate, record on the 26th day of September, 1913, at 11 o'clock A.M. and duly recorded in book 39 of Deeds, page 196 and examined. | | |
| Judge of Probate | | |

ATTACHMENT 1 (CONTINUED)

525

THE STATE OF ALABAMA, COVINGTON COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That I, and in consideration of a sum of Hundred Fifty \$ 750. DOLARS,
to be underlaid and paid by J. P. Gordon to George Grey Gordon, do hereby bind myself, W. B. Langford, to be held liable for the sum of Hundred Fifty \$ 750. DOLARS, the receipt of which is hereby acknowledged,
and to pay interest thereon, and every sum the value of W. B. Langford, to the following-described real estate—to wit:

88 $\frac{1}{4}$ of 88 $\frac{1}{4}$ Section 12, Township 5, Range 17, containing 110 acres, more or less.

© 2009, 2011, 2013 by the University of Livingston, State of Malawi.

Arr'd: G.C. Pierce J. R. Jordan Jr. (L.S.)
J. R. Jordan (L.S.)
L. S. (L.S.)

THE STATE OF ALABAMA, COVINGTON COUNTY.

Notary Publics in and for said County, hereby certify that
John Pearce and wife Mary Pearce
what names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that
bring informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 13 day of March, 1920.

THE STATE OF ALABAMA: COVINGTON COUNTY.

13 C. Pearce *Henry Pendleton* in and for said County and State aforesaid,
do hereby certify that on 15 day of March 1884 came before me the within-named
Henry Pendleton known to me to be the Wife of
the within-named
Henry Pendleton R. Gardan
who, being by me examined, separate and apart from the husband, touching his signature to the within Deed, acknowledged that she signed the same
of her own free will unobliged, and without fear, coaxing, pains, or threats on the part of the husband.

Witness my hand, this _____ day of _____, 19____.

B. C. Pierce

W. H. D. — *W. H. D. —*

THE STATE OF ALABAMA, COVINGTON COUNTY. Office of JUDGES OF PROBATE.

I hereby certify that the within Deed was filed in this office for record on the 17 day of March, 1987.

and duly recorded in Book 73 of Deeds, page 111, and executed this 11th day of October, in the year of our Lord, 1911.

And Fringe Tax of \$100 has been paid on this statement. *7/19/91*

1000 Broads

19. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 19)

ARTICLES OF ORGANIZATION OF W. B. LANGFORD FAMILY, L.L.C.

Pursuant to the Alabama Limited Liability Company Act, the undersigned hereby adopts the following Articles of Organization.

ARTICLE I NAME

The name of the limited liability company shall be **W. B. LANGFORD FAMILY, L.L.C.**, and its principal place of business shall be in the County of Covington in the State of Alabama, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

ARTICLE II DURATION

This limited liability company shall be perpetual or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE III PURPOSES AND POWERS

The general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, in addition to those authorized by the laws of the State of Alabama, and the powers of the limited liability company, shall be as follows:

1. To engage in any activity or business authorized by Alabama law.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Alabama, and to do any and all things herein set forth to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department thereof, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated herein otherwise granted or permitted by law, while acting as agent,

nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in such capacity or under such arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under the laws of the State of Alabama, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Alabama.

7. The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under the laws of the State of Alabama, lawfully carry on, exercise, or do.

ARTICLE IV INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is **30746 Five Points Road, Dozier, Alabama 36028**, and the name of its initial registered agent at such address is **John R. Langford**.

ARTICLE V INITIAL MEMBERS

The initial member of the company and his mailing address is **John R. Langford, 30746 Five Points Road, Dozier, Alabama 36028**.

ARTICLE VI MANAGEMENT

2003-1246
Recorded in the above
Rec. Date & Pcs
07-19-2003 09:56:25 AM
Derrick S. Phillips, Probate Judge
Covington County, Alabama

This limited liability company shall be managed by one or more managers. The name and address of the person who shall serve as such until the first annual meeting of members or until a successor is elected and qualified is **John R. Langford, 30746 Five Points Road, Dozier, Alabama 36028.**

ARTICLE VII RESTRICTIONS ON MEMBERSHIP

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except as permitted in the regulations. The ability of a Member to transfer or assign his interest in the limited liability company and the conditions and restrictions on such transfer or assignment are provided for in the regulations of the limited liability company. Unless otherwise provided for in the regulations, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall continue the business of the limited liability company.

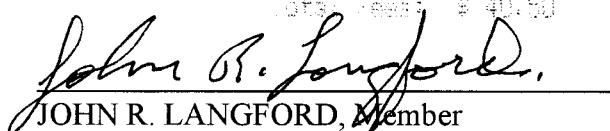
Any provision that is not inconsistent with the law for the regulation of the internal affairs of the Limited Liability Company is permitted to be set forth in the operating agreement of the LLC.

IN WITNESS THEREOF, the undersigned member executed these Articles of Organization this the 12 day of July, 2003.

THIS DOCUMENT PREPARED BY:

William V. Linne
Attorney At Law
127 Palafox Place, Suite 100
P. O. Box 12347
Pensacola, Florida 32591-2347

Legal/Recordation INDEX / BURD
Fees: 2445.00/78.30/50
CRF Certification Fee
CRF Notary/Judge (Mounts)
CRF Notary Fee (Per Judge)
Total Fees: \$ 40.50


JOHN R. LANGFORD, Member

clients\langford.llc\articles.llc

Covington County, Alabama
Instrument No. 2003-1246
07-19-2003 09:56:25 AM
and recorded in File Book
2003 at page 1244 - 1246
Derrick S. Phillips, Probate Judge

**W. B. LANGFORD FAMILY, L.L.C.,
an Alabama Limited Liability Company**

**MEMBERS ACTION BY CONSENT
Organizational Action**

The undersigned, being all of the Members of **W. B. LANGFORD FAMILY, L.L.C.**, an Alabama Limited Liability Company, hereby consent to the following action by the Managers of the company and instruct the Managers of the company to enter this written consent in the minute book of the company:

1. Articles of Organization. The Articles of Organization of the company are hereby ratified and approved and the Managers are instructed to insert in the minute book of the company the Certificate of Organization, including the said Articles, having an effective date of **July 29, 2003**.

2. Regulations. The Regulations for the government of the company and for the regulation and management of its affairs is hereby approved and adopted by the members, and the Manager of the company is instructed to insert a copy of the same in the minute book of the company immediately following the Certificate of Organization.

3. Management. Pursuant to the Articles of Organization and the Regulations of the company, the Management shall consist of one or more managers unless and until such number of managers shall be changed in accordance with the company's Regulations.

4. Manager. The following members of the company are elected to serve until their resignation or removal pursuant to the Regulations Agreement of the company and their successor is elected and qualified.

Managers: John R. Langford
 Paul J. Langford

5. Resident Agent. **John R. Langford** is appointed as agent for the company on whom process may be served as required by the statutes of the State of Alabama. The address of the registered agent, **30746 Five Points Road, Dozier, Alabama 36028**, is designated as the office for service of process upon the company. The Managers of the company are directed to designate any necessary successor agents for service of process and are directed to file the names and street addresses of any new agents with the Secretary of State, Montgomery, Alabama.

6. Membership Certificates. The form of membership certificates to represent membership interest in the company is hereby adopted and the company is instructed to issue the membership interest of the company only on the approved form and to place a specimen copy thereof in the company's minute book immediately following the Regulations of the company.

7. Company Seal. A seal consisting of two concentric circles with the words "**W. B. LANGFORD FAMILY, L.L.C.**" between the circles and "Limited Liability Company 2003" in the center is hereby adopted as the official seal of the company and the Manager is instructed to affix the seal as adopted immediately below this paragraph.

8. Issuance of Membership Interest. The company has received subscriptions to the membership interest of the company and such subscribers have tendered to the company payment for such membership interest so subscribed. The company is authorized and directed to issue the membership interest of the company in exchange for the following consideration:

| <u>Name of Member</u> | <u>Total
Units</u> | <u>Consideration</u> |
|--------------------------------|------------------------|--|
| Faye Rawls | 1,989 | 19.89% of real property described on Exhibit A, attached |
| Murray Langford | 1,989 | 19.89% of real property described on Exhibit A, attached |
| John Langford | 2,799 | 27.99% of real property described on Exhibit A, attached |
| Fred Langford | 1,234 | 12.34% of real property described on Exhibit A, attached |
| Paul Jerome Langford | 663 | 6.63% of real property described on Exhibit A, attached |
| William Royce Langford | 663 | 6.63% of real property described on Exhibit A, attached |
| Martha Susan Langford Sinclair | 663 | 6.63% of real property described on Exhibit A, attached |
| TOTAL | 10,000 | 100.00% |

It should be noted that, prior to her death on February 21, 2003, Florence Clapp Langford had conveyed her 10.83% interest in the real property described on Exhibit A, attached, to Florence Clapp Langford and Paul Jerome Langford, as Trustees under the Revocable Living Trust Agreement of Florence Clapp Langford, dated December 29, 1997. Following Florence Clapp Langford's death, the beneficiaries of her trust, Paul Jerome Langford, William Royce Langford and Martha Susan Langford Sinclair, each became entitled to receive a 3.61% interest in said real property. In order to avoid the necessity of recording additional deeds from Mrs. Langford's revocable trust to her three beneficiaries, Paul Jerome Langford, as Trustee of Mrs. Langford's trust, with the consent of the trust's three beneficiaries, conveyed Mrs. Langford's 10.83% interest in the real property directly to the company. In addition, Paul Jerome Langford, William Royce Langford and Martha Susan Langford Sinclair, by same deed, also conveyed to the company the 3.02% interest in said real property which they owned individually, bringing to 6.63% the total percentage interest that each of them conveyed to the company (individually and from Mrs. Langford's trust).

9. Fiscal Year. The fiscal year of the corporation shall end on December 31 of each year beginning with the year ended **December 31, 2004.**

10. Bank Resolution. A standard form of banking resolution authorizing the establishment of an open deposit account with, and the borrowing of money from the First National Bank of Dozier, 7825 South Main Street, PO Box 68, Dozier, Alabama 36028 is hereby adopted, and the Manager is instructed to place a copy thereof in the minute book of the company and to furnish an executed copy thereof to said bank.

11. Payment of Organization Expenses. The Managers of the company are authorized and directed to pay all fees and expenses incurred prior to the filing of the company's

Articles of Organization with the Secretary of State of the State of Alabama, including but not limited to legal fees, filing fees and costs incurred in connection with the organization of the company.

Execution of this document by the undersigned, being all of the members of the company, pursuant to Alabama law, waive any requirement of a formal meeting of the members to conduct the business referred to herein.

Dated effective the 26th day of November, 2004.

Faye Rawls

Faye Rawls, Member

Murray Langford

Murray Langford, Member

John Langford.

John Langford, Member

Fred Langford

Fred Langford, Member

Paul Jerome Langford

Paul Jerome Langford, Member

William Royce Langford

William Royce Langford, Member

Martha Susan Langford Sinclair

Martha Susan Langford Sinclair, Member

Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
127 Palafox Place - Suite 100
P. O. Box 12347
Pensacola, FL 32591-2347

EXHIBIT "A"

STATE OF ALABAMA COUNTY OF COVINGTON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JOHN LANGFORD**, a married man, whose address is 30746 Five Points Road, Dozier, Alabama 36028; **FAYE RAWLS**, a married woman, whose address is 425 Silver Beach Drive, Holly Hill, Florida 32017; **MURRAY LANGFORD**, a married man, whose address is Rt. 2 Box 128B, Troy, Alabama 36079; **FRED LANGFORD**, a married man, whose address is 2657 E. Fremont Place, Centennial, Colorado 80122; **PAUL JEROME LANGFORD**, as Trustee under the Revocable Trust Agreement of **Florence Clapp Langford**, dated December 29, 1997, whose address is 9154 Woodrun Road, Pensacola, Florida 32514; **WILLIAM ROYCE LANGFORD**, a married man, whose address is 9154 Woodrun Road, Pensacola, Florida 32514; **PAUL JEROME LANGFORD**, a married man, whose address is 9154 Woodrun Road, Pensacola, Florida 32514; and **MARTHA SUSAN LANGFORD SINCLAIR**, an unmarried woman, whose address is 4 Octavia Way, Safety Harbor, Florida 34695-5217; (hereinafter referred to as "Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted unto **W. B. LANGFORD FAMILY, L.L.C.**, whose address is 30746 Five Points Road, Dozier, Alabama 36028, its successors and assigns, forever, all right, title and interest which the Grantors have in the real property located in Covington County, Alabama described as follows:

Parcel #1 (W. B. Langford and Walter Robert Langford Estates):

The E 1/2 of NE 1/4 of Section 12, Township 5, Range 17 (containing 80 acres, more or less); the N 1/2 of the NW 1/4 of Section 7, Township 5, Range 18, less and except road right-of-way (containing 67 acres, more or less); and that part of the SE 1/4 of SE 1/4 of Section 1, Township 5, Range 17, being a strip 420 feet wide, along and parallel to and lying North of South side line of Section 1, and lying West of right of way of County Road #71 (containing 12.72 acres, more or less) all containing 159.72 acres, more or less, in Covington County, Alabama.

LESS AND EXCEPT that portion thereof conveyed to Walter Robert Langford in that certain deed recorded in Real Property Book 738 at Page 779 in the records of the Judge of Probate of Covington County, Alabama, more particularly described as follows:

1/4 of an acre in the Southwest corner of the SE 1/4 of NE 1/4 of Section 12, Township 5, Range 17, described as follows: Beginning at the Southwest corner of said forty and run thence North along the West line for a distance of 147.6 feet; thence run Southeasterly for a distance of 208.7 feet to a point on the South line of said forty; thence run West for a distance of 147.6 feet to the point of beginning.

Parcel #2 (Anava McCormack estate):

The W 1/2 of the NE 1/4 lying south of the public road; the E 1/2 of the W 1/2 lying south of the public road; and the NW 1/4 of the SE 1/4, Section 17, Township 5 North, Range 18, Covington County, Alabama.

LESS AND EXCEPT that portion thereof conveyed to Bill F. Graham and Kathy A. Graham in that certain deed recorded in Real Property Book 708 at Page 964 in the records of the Judge of Probate of Covington County, Alabama, more particularly described as follows:

Beginning at an iron stake at the intersection of the South side of the public road and on the West boundary of NE 1/4 of NW 1/4 of Section 17, Township 5, Range 18; thence South 800 feet along the West boundary of said forty to an iron stake; thence East 300 feet to an iron stake; thence in a Northerly direction 664 feet to a point on the South side of the public road whereat is an iron stake; thence Westerly 300 feet along the South side of the public road to the point of beginning.

All of Parcel #2 containing 225 acres, more or less, in Covington County, Alabama.

The above described properties do not constitute any portion of the Grantors' homesteads.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining, free from all exemptions and right of homestead.

And said Grantors covenant and warrant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and their successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the dates indicated below.

Signed, sealed and delivered
in the presence of:

Mary Jo Dugier
Print Name: Mary Jo Dugier

SAM J. Dugier
Print Name: Sam Dugier

Jo Gear
Print Name: Jo Gear

Fay Rawls
Print Name: Benjamin H. Rawls, Jr.

Linda W. King
Print Name: LINDA W. KING

Connie Kihara
Print Name: Connie Kihara

Brad Foye
Print Name: Brad Foye

Jeff Taylor
Print Name: Jeff Taylor

Executed this 21 day of August, 2004:

John R. Langford
JOHN LANGFORD

Executed this 6th day of August, 2004:

Faye Rawls
FAYE RAWLS

Executed this 22nd day of October, 2004:

Murray Langford
MURRAY LANGFORD

Executed this 15th day of November, 2004:

Fred R. Langford
FRED LANGFORD

Executed this 28th day of July, 2004:

Paul Jerome Langford
PAUL JEROME LANGFORD, as Trustee
under the Revocable Trust Agreement of
Florence Clapp Langford, dated December
29, 1997

Shirley F. Linne

Frances A. Lear

Shirley F. Linne

Frances A. Lear

Executed this 28th day of July, 2004:

William Royce Langford
WILLIAM ROYCE LANGFORD

Shirley F. Linne

Frances A. Lear

Shirley F. Linne

Frances A. Lear

Executed this 28th day of July, 2004:

Paul Jerome Langford
PAUL JEROME LANGFORD

Shirley F. Linne

Frances A. Lear

Print Name: Michele O'Brien

Print Name: ATCHEEN QASSAM

STATE OF Alabama
COUNTY OF Covington

I, the undersigned, a Notary Public, hereby certify that JOHN LANGFORD whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of August, A.D. 2004.

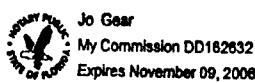
(Notary Seal)

Mary W. Dotier
NOTARY PUBLIC
Typed Name: MARY W. DOTIER
Commission Expires: MARY W. DOTIER
Commission No.: Notary Public, AL State At Large
Aug 20, 2004 - Aug 29, 2004

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, the undersigned, a Notary Public, hereby certify that **FAYE RAWLS** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of August, A.D. 2004.



(Notary Seal)

Jo Gear
NOTARY PUBLIC
Typed Name: Jo Gear
Commission Expires: 11/9/06
Commission No.: DD162632

STATE OF ALABAMA
COUNTY OF Pike

I, the undersigned, a Notary Public, hereby certify that **MURRAY LANGFORD** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of October, A.D. 2004.

(Notary Seal)

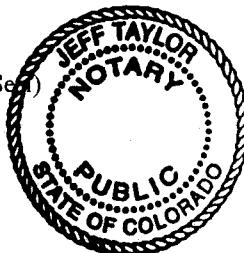
Linda W. King
NOTARY PUBLIC
Typed Name: Linda W. King
Commission Expires: _____
Commission No.: Linda W. King
Notary Public, AL State of Long
Term Comm. Expires May 21, 2005

STATE OF COLORADO
COUNTY OF Arapahoe

I, the undersigned, a Notary Public, hereby certify that **FRED LANGFORD** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of August, A.D. 2004.

(Notary Seal)

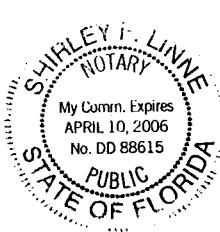


Jeff Taylor
NOTARY PUBLIC
Typed Name: Jeff Taylor
Commission Expires: 3-11-07
Commission No.: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public, hereby certify that **PAUL JEROME LANGFORD**, as Trustee under the Revocable Trust Agreement of Florence Clapp Langford, dated December 29, 1997 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of July, A.D. 2004.

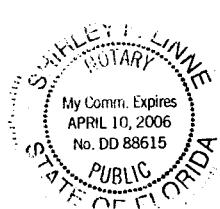


Shirley F. Linne
NOTARY PUBLIC
Typed Name: Shirley F. Linne
Commission Expires: 4-10-06
Commission No: DD 88615

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public, hereby certify that **WILLIAM ROYCE LANGFORD** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of July, A.D. 2004.

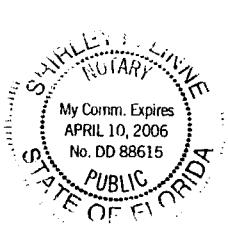


Shirley F. Linne
NOTARY PUBLIC
Typed Name: Shirley F. Linne
Commission Expires: 4-10-06
Commission No: DD 88615

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public, hereby certify that **PAUL JEROME LANGFORD** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of July, A.D. 2004.

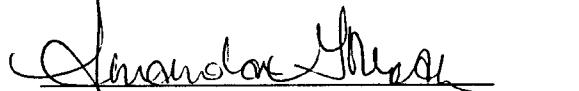


Shirley F. Linne
NOTARY PUBLIC
Typed Name: Shirley F. Linne
Commission Expires: 4-10-06
Commission No: DD 88615

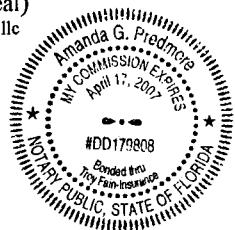
STATE OF FLORIDA
COUNTY OF Pinellas

I, the undersigned, a Notary Public, hereby certify that **MARTHA SUSAN LANGFORD SINCLAIR** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of August, A.D. 2004.


NOTARY PUBLIC
Typed Name: Amanda G. Predmore
Commission Expires: _____
Commission No.: _____

(Notary Seal)
clients\langford.llc\deeds\deed2.llc



ATTACHMENT 2
W. B. LANGFORD FAMILY, LLC
FARM LIFE & MEMORIES

W. B. "Walter" and M. E. "Ether" Langford raised seven children on the family farm. The three "youngest" are still living at the completion of the first century of operations. This attachment provides context and personality for the heritage that they left the Langford family.

Robert, the middle son who flew B17 bombers in World War 2, rented an airplane and took aerial photographs of the farm sometime between 1956 and 1964. The picture below shows the house and barn that are partially obscured by the oak trees Walter had planted the first winter after purchasing the land in 1913. His first truck, a 1949 GMC, is parked in front of the house just off the edge of the dirt road that is now paved (CR71 or Holmes-Langford Road). Stacked and drying peanuts are visible behind the the smaller structure on the right that had been used by tenant farmers in the past. It simply provided additional storage at the time of this photograph. The small well house just to the right of the main house is barely visible in this picture.



Other structures that are mostly hidden in the view from the front are visible in a view from the back that follows. The fruit house immediately behind the two-story home was used primarily to store canned fruits and vegetables, but it also had areas used for general storage, a chicken house, and a dog pen. The hog house in the lower right, a nearby smokehouse, and the cotton house in the field across the road have long since been removed. The fruit house and the tenant house had fallen into such a state of disrepair that they were removed in 2009.



The oak trees that Walter had planted between the house and road in 1913 and the adjacent pecan orchard survived the house fire in 1934 and still provided much shade for decades as shown in the picture above. The main house and barn are the only remaining structures in 2013. The next page shows a 1990 picture of the house and a 2002 picture of the barn. Unfortunately, the cumulative damage from the fire and storms during the next three decades resulted in the loss of the oaks. Additional pecan trees, such as the one planted by Anava that is visible in the 1990 picture of the house, and new oaks have been planted since then. Attachment 3 provides current photographs of both the house and barn.

Memories of the farm by two children of Walter and Ether comprise the remainder of this Attachment 2. Jordan prepared a summary for his grandchildren in 1983 with updates in 1985 and 1989 that is reproduced in typed format for legibility, but the words are unchanged. Fred summarized his perspective of growing up on the family farm on a personal web site, and his words are reproduced here as well.



1990 Photograph of Home Built in 1934



2002 Photograph of Barn Built in 1928

**Walter B. Langford Farm
By Jordan Langford
June, 1983
For Our Grandchildren**

My father, Walter B. Langford, bought 80 acres of land Sept. 17, 1913 from the Miller Brent Lumber Company. He paid \$800 or \$10.00 per acre. This money was borrowed from my maternal grandfather, John Rufus Jordan. Rate of interest was 10%.

All of the land was in woods. Most of the timber had been cut, but the seller reserved ownership for 5 years of all merchantable timber on the land.

My oldest sister, Faye, was about 6 months old at this time. I was born about 1 year later, Sept. 22, 1914.

My father cleared about 25 acres of land, built a house and barn, and had a well dug. All of this was done before time to plant a crop in 1914. Corn was usually planted the last 10 days of March and cotton the first 2 weeks in April.

There was no electricity on the farm until 1938. The electric power line was put up by Rural Electric Administration (REA) while I was in school at Auburn. There was no paved road until 1965, I think, maybe 1964. Telephone service came about the same time as the paved road.

My mother died in Nov. 1965.

The present house was built in 1934. The cost was about \$1600.00. However, there was no electricity or running water. This house replaced the first house which burned in June, 1934.

The first house was made of rough lumber, lumber as it left the saw mill. The outside walls were wide boards with a 4 inch board over the crack. The wide boards were 12 to 16 inches wide, as I recall. The floors were wide boards. No paint inside or outside. Roofing was wood shingles.

In the winter of 1923-24, this house was remodeled and enlarged. The size of it was about the same as the present house without the 2 rooms upstairs. It had 3 bedrooms, living room, dining room, kitchen and a porch across the entire front of the house. This house was made of lumber that had gone through the planer mill, "dressed" lumber. The floors were pine lumber and had clear varnish. The outside was painted. At first it was painted yellow.

An additional 40 acres of land was bought March 15, 1930 for \$750.00 from my mother's brother, J. R. Jordan, Jr. This is land with the branch on the creek behind the house.

My father had one mule that he used to pull his plow or plows. He also used the mule to pull a buggy that we used in going to church and other places. He had a wagon that was pulled by the mule. An unusual thing about this mule was that Papa never gave her a name. You will note she was a female. However, female mules are sterile and cannot reproduce. Mules are a hybrid. The mother of a mule is a female horse (mare). The father of a mule is a Jack or Jackass.

This mule was bought when she was 4 years old and kept until she was 20 years old. Getting rid of her was like getting rid of a member of the family. She was traded to a man for 2 young mules. Additional money was paid.

Two or more milk cows were kept on the farm. Usually only one was milked. My mother did about 95% of the milking. Since we had no refrigeration, we drank fresh raw milk.

We kept chickens for eggs and for meat. We kept hogs and usually killed 6 to 8 in the winter to make enough meat & lard to last until the following winter. It was necessary to kill the hogs during cold weather so it would not "spoil" before it was "cured." Lard was used instead of cooking oil.

We had a big peach orchard and a good garden. Sweet potatoes were grown and we harvested them by the wagons full. They were stored and lasted usually until the next crop was ready. Many sweet potatoes were stored in a "hill" covered with pine straw and or corn stalks covered with soil to keep from freezing. Sugar cane was grown for syrup. We needed about a gallon for week. Most of the time we had enough for our use and some to sell.

The first car was bought in the summer of 1925, June, I think. This was a black Model T Ford with 3 doors. The cost was \$450.00. It would get about 20 Miles per gallon of gasoline. It had a self starter, but much of the time was cranked by hand. Even though it had 3 doors, there was no door on the drivers' side in the front seat. It was rather common for the driver to climb over and get into the car. The gasoline tank was under the front seat. Cost of the gasoline was about 20 cents per gallon and was usually bought 5 gallons at the time. The car top was not a metal and not well supported. Instead it was more like a convertible on a frame, something like real heavy cloth. It was open on both sides, but had curtains that could be put up in rainy or very cold weather. There was no spare tire, but it had a pump to pump up flat tires by hand. Punctures were repaired wherever they happened. Tires were removed, the tube "patched," and put back on. They were pumped up by hand. The pump, jack and patching material were kept under the back seat. There was no trunk. My mother and father drove the car. I learned to drive when I was 12 or 13 years old. No one had a driver's license. There were none.

There was no grass in the yard until 1928 or thereabouts. Usually the yard was swept with yard brooms on Friday or Saturday. This was the custom. Most people did this. Yard brooms were made by going into the woods and cutting shrubs that were called *Gall Berry* (*ilex glabra*). This plant belongs to the Holly family. These plants were about 5 feet tall. Several were put together and tied with a string or wire. Yards were swept completely. Gall berry plants grew along the edge of the swamp.

Clothes were washed by hand in large wash tubs filled with water from the well drawn by hand. A large metal pot was used to heat water and boil the clothes. Wood was used for the fire around the pot. Most of the time lye soap was used. This was home made by buying a can or two of Red Devil Lye and putting in some pork fat or lard with some water and cooking it. Washing clothes was a big job. My mother did most of it, but she usually had some help after we were big enough. Nearly all the washing of clothes was done outside in winter and summer.

Food was cooked on a wood stove. Usually all of us ate at the same time. We had 3 meals a day, everyday. We called the 3 meals: breakfast, dinner and supper. We always had hot

biscuits for breakfast. Most of us had sugar cane syrup and butter. Most of the time we had some kind of pork, bacon, sausages or ham. Also that fresh milk, and no coffee.

The noon meal varied in many ways, but was alike in one way. We always had fresh cornbread without salt. We nearly always had milk from the morning milk that had been poured into individual glasses before the cream started to rise. So each glass of milk had a layer of thick cream on the top. No tea as we had no ice.

Most of the time we had baked sweet potatoes. I usually put butter on the hot or warm potatoes and mashed them up with my fork.

In the summer, we had black eyed peas, butter beans, snap beans, corn, peaches, tomatoes, etc. Many times we would pick $\frac{1}{4}$ to $\frac{1}{2}$ bushels of peas in the morning. We would shell and cook them at noon.

Most of the time, the night meal was cooked at noon and eaten cold. So usually the night meal was the same as the noon meal, only it was cold. But we had fresh milk.

Most of the food was grown on the farm. We bought flour, sugar, salt, vanilla flavoring and a few spices. We did not drink coffee. No coffee was made except when company came. We did not have tea as we had no ice.

June, 1985

The well was approximately 35 or 40 feet deep and 3 or 4 feet square. We used a bucket attached to a long rope which was fastened to a windlass with a metal crank. A pulley was located over the center of the well and supported by a wooden beam. Longleaf pine boards (heart pine) were used as well curbing to a height of 3 or 4 feet. One board was used as a shelf for the bucket to rest on. Water from the well was cool or cold in the summer and warm in the winter. I assume it was always the same temperature.

We had a smoke house near the dwelling house which was used for curing and storing pork. Usually we killed 6 or 8 hogs that weighed from 200 to 250 pounds. If we needed extra lard, fatter hogs were killed.

Hog killing was a big job and usually the neighbors would help. An axe or rifle was used for the killing. A butcher knife was used to "stick" the hog in the heart so the blood would drain from the meat. Boiling water was poured by bucket into a scalding barrel. The hog was placed in the scalding water for a short time so the hair could be removed by scraping. The skin was left on the hogs which were cut into pieces, hams, shoulders, sides, ribs, back bone, to be salted and cured.

Woodpile

Wood was burned to heat the house as well as cooking, so we had a big woodpile. For stove wood, we cut green pines into 12 to 14 inch blocks with a crosscut saw. Then these blocks were split into small pieces with an axe. Our crosscut saw was 6 feet long, had a handle on each end and was operated by two people. Good work for a cold day, but terrible for a hot day. One or more wagon loads were cut at one time and put on the woodpile to dry. Several loads were required for a year. Most of the wood burned in the fireplace or fireplaces was

started from wood or splinters from fat pine stumps. These stumps were left when the virgin longleaf pines were cut and they did not rot or decay. They burned readily, producing a lot of heat and smut and they were in good supply. Some oaks and sweet gums were cut green and allowed to dry or were burned green.

One of my early jobs was to remove stumps from the field by burning. This was not as easy as it might seem as the stump had to be removed deep enough so that the plows would not hit the stump and break the plow.

A hole or holes were dug around the stump about 2 feet deep. A fire was built in the bottom of the hole so that the wind would blow the fire against the stump. Usually it would take more than a day but not more than 48 hours. A shovel and post hole digger were used to make the hole. Remains of burned out stumps were used to burn other stumps.

My father paid me 10 cents per stump. I guess I was 8 or 9 years old. The 10 cents was worth about \$1.00 now. Several stumps were burned out per day.

Later the remaining stumps were removed by a mechanical stump puller, hauled from the field, stored in big piles for future use.

Walter Bernard Langford

Walter Bernard Langford was born Oct. 7, 1888, in Pike County, Georgia. He moved to Pike County, Alabama, in 1891. He lived on a farm in Pike County, AL until October, 1905, when he moved to a farm in Covington County, AL with his parents and other members of his family. He had very little formal schooling by today's standards, about 4th grade was his description.

He married Mary Ether Jordan, Feb. 25, 1912. They rented about 25 acres of land from Richard M. Wyatt in 1912. Papa grew corn and cotton. Their house was furnished by R. M. Wyatt. In 1913, He rented about 25 acres of land from M. R. Moore and a house was furnished. On Sept. 17, 1913, he bought 80 acres of land from Miller Brent Lumber Co. for \$800.00 or \$10.00 per acre. All the land was in woods.

Papa built a house and barn, a smoke house, dug a well, put up fences, and cleared the land. He did this in the winter of 1913-14. He also put out peach and pecan trees, and planted some oaks in front of the house. In the spring of 1914, he planted a crop of cotton and corn, a vegetable garden, sugar cane for syrup and sweet potatoes. He had milk cows for milk, which was a large part of their diet. It was served three meals a day. He did all the work himself and had no hired help until 1925. My mother helped do some of the field work in times of emergency.

The house was remodeled and enlarged in the winter of 1923-24. Three bedrooms, a living room, a dining room and kitchen, with 3 fireplaces were completed. There was no bathroom.

A new barn was built in 1928. It still stands. An additional 40 acres of land was bought March 15, 1930 for \$750.00. It was bought from my mother's brother, John Rufus Jordan, Jr.

Seven children were born to Walter and Ether Langford. There were:

| | |
|------------------|----------------|
| Lula Faye | March 8, 1913 |
| Jordan Wadsworth | Sept. 22, 1914 |
| Anava Inez | Oct. 3, 1916 |
| Walter Robert | Dec. 20, 1918 |
| Fred Rufus | June 20, 1921 |
| John Ruben | Aug. 23, 1926 |
| Murray Daniel | Jan. 13, 1929 |

All the children graduated from Straughn High School, about 8 miles from Andalusia. All graduated from college. All did some graduate work, but not all have advanced degrees.

Anava had a Masters degree in Elementary Education from Troy State University. Robert had a Doctorate in Agronomy and Soils from the University of Missouri. Fred has a law degree from Stetson University. John Ruben has a Doctor of Veterinary Medicine from Auburn University. Murray has a Bachelor of Science in Agriculture from Auburn University and a degree in School Administration from Troy State University. Faye attended Graduate School in Education at the University of Alabama a short time. She received a Bachelor of Science in Education from Troy State University. Jordan did graduate work in Soil Chemistry at Auburn University. He resigned to get married and take a job as assistant county agricultural agent in Pike County AL.

Walter Bernard Langford

Walter Bernard Langford was

A member and deacon in Mt. Gilead Baptist Church
School trustee for Rose Hill School
Member Democratic Executive Committee, Covington County
Member Masonic Lodge
A good story teller, but did not like to speak at a public meeting

Papa used snuff, but would not let his children use tobacco in any form. He would not go barefoot, when he got out of bed he put on his shoes and kept them on until he went back to bed. (My mother would go barefoot occasionally, but not my father.)

Papa kept two things in his pocket – a purse or billfold and a pocket knife. He always kept a reasonable amount of money in his pocket. His knife was usually sharp. He used it for many things, cutting plow lines (ropes), trimming his finger nails, castrating pigs, cutting sticks to beat down, briars when walking in the woods, etc.

He was not good at carpentry or mechanical repairs. That is being generous, but I am no better.

He was a very good farmer, one of the best. He made plans and did things on time. Plans were in his mind, not on paper. He had the ability to plan and carry out his plans by doing the work himself.

He did not like to owe money. Most of his life, he did not owe any money. There was some debt for the land from 1914 until this was paid in 1919 or 1920. There has not been a mortgage on the land since then.

My father and mother had a joint checking account. Family and farm expenses were paid from the same account. Cotton was the main crop and produced most of the cash, which was not much by today's standards. However, the money from one crop lasted until the next crop.

The cotton crops of 1930 and 1931 were kept until 1933 or 1934 before being sold. Cotton prices during most of the 1920's were around 20 cents per pound. In 1930, the price dropped to 15 cents per pound. So the entire crop was kept. The next year, the price dropped to 10 cents. These cotton bales were stored in a warehouse in Dozier, also. Money was borrowed on the cotton. Storage and insurance charges were paid. Interest on borrowed money was paid. In 1932, no cotton was planted on our farm, but the price of cotton dropped to 5 cents per pound. In 1933 or 1934, the price reached 8 cents per pound and the cotton was sold. The debt was paid. Never again did my father borrow money, not directly, but perhaps indirectly. While I was in school at Auburn, my father helped me to borrow \$400.00 over a period of 2 years. The banker loaned me the money providing my father would endorse the notes, which he did. (This money was repaid while I was a graduate student being paid \$100.00 per month. I lived in luxury on \$60.00 and paid back \$40.00 per month.)

The first car was bought in June of 1925. Before that we used a buggy, mule drawn. The same mule did the plowing and pulled the wagon. This buggy had one seat.

After the family grew we got a 2 seated buggy, a surrey, with fringe around the top. We still used the mule, but later got a horse.

Since there was no electricity, we used kerosene lamps for light. Not much light but we were used to them and it didn't bother us too much. The lamp chimneys would get smoked and need cleaning. Often the chimney would get broken and another one had to be bought. Cost was 15 cents, I think. Kerosene was usually bought at Wiggins' store (1 1/4 miles from home). We had a gallon kerosene can, and the cost was 15 to 20 cents per gallon. Postage stamps were 2 cents each and a postal card only 1 cent.

A piano was bought in 1925, a self player. Faye took piano lessons by mail and learned to play, rather well. This piano was saved when the house burned in 1934. It remained in the house until Papa's death in 1980. Soon after then, it was given to Mt. Gilead Baptist Church.

Written July, 1989

The piano has been refinished (by the church) and looks like a new one. The inside has been repaired and sounds very good. It is being used now in the fellowship Hall of the Mt. Gilead Baptist Church.

Family Farm
By Fred Langford
(Copied by Permission from <http://home.comcast.net/~frl2657/index.html>)

The Family farm on which I was born and grew up was typical of family farms in the south at that time. We were located in Covington County, Alabama, about 7 miles from the nearest small town, Dozier. Our primary mode of transportation when I was born was a horse drawn buggy. I remember riding with my mother on the buggy to visit relatives in the neighborhood. The public roads were all very narrow dirt roads, that were maintained by men in the community during periodic organized "road working" days. There were many small passable private roads across private farms that were used as short cuts by members of the community to go from one public road to another. The owners of the private roads generally allowed this with the strict understanding that all gates found open would be left open and all gates found closed would be left closed and secured in the same way as found.

Our farm, when I was born, consisted of 80 acres. That was about average size of family farms in that area at that time. My father worked it with one mule and one horse. This was the same horse that was used to pull the buggy when my mother used the buggy to go visiting. Working the farm took priority over visiting. We had a Surry with two seats that was used by the family to go to church. It had a top with a fringe around it.

We did not go to town often, it was too time consuming, and we produced nearly all of our food on the farm.

In the fall of 1925 my father bought a Model T Ford. Like all other Model T Fords, it was black. That was our family's first automobile.

At some point, Papa purchased an additional 40 acres of land from Uncle Rufus, Mama's brother. That provided swamp land along a quarter of a mile of Good Spring Branch and about 25 acres of farm land on the other side of the branch from our house. The corner of this land joined the corner of the original 80 acres. About the same time my father sold the horse and old mule and purchased two large young mules with which to work the larger farm.

In the community where my family lived, as in all rural communities then, there were no paved roads, electric power lines, telephone lines, washing machines, clothes dryers, water lines, indoor plumbing, garbage pick-up, or central heating. Water for cooking and bathing was brought in from a hand dug well. See the section on Water.

Papa allocated a space of about one quarter of an acre behind the house for a vegetable garden. It is amazing how much vegetables can be grown on a garden that small. We grew several kinds of onions, green pepper, hot pepper, cabbage, collards, mustard, rape, carrots, potatoes, dew berries, green peas, tomatoes, lettuce, squash and various other vegetables. In separate patches at different places around the farm we grew green corn, cowpeas also known as field peas (black-eyed peas is one variety of cowpeas), watermelons, cantaloupe, sweet potatoes, peanuts, and sugar cane. We grew and harvested about five or six thousand pounds of sweet potatoes each year. We stored most of them in a permanent potato hill behind the house. This potato hill consisted of an A frame made of heart pine rails with one

end of each rail on the ground and the other supported by a heart pine ridge pole. The whole building except the door in front was covered with dirt. This was done to keep the potatoes from freezing in winter. We made about 100 gallons of syrup each year from the sugar cane that we grew. We made syrup by squeezing the juice out of the cane with a "cane mill" powered by one of our mules and then boiling the juice on a copper evaporator until it was syrup. We stored the syrup in one gallon tin cans and stacked them in the fruit house where they stayed until we needed a gallon in the house.

My dad allocated a space of about one acre for an orchard. In it we planted and grew peaches, pears, blueberries, mulberries, apples, grapes, dew berries, pecans, and plums. In addition to the orchard, there was some fruit growing wild on the farm. That included wild persimmons, blackberries, wild fox grapes, wild muscadine grapes, and hickory nuts.

My mother attended high school by attending a boarding high school that was about 60 miles from her home. My mother was very intelligent, full of energy, worked hard, played the piano in church, and was active in community affairs. She sewed most of the clothing worn by the family. She prepared the meals for the family. I remember going with her to the garden where she would select and gather the vegetables, bring them into the house and wash them in preparation for cooking. I remember going with her to the smoke house where she would cut off a hefty chunk of pork to cook with the vegetables. She cooked our food on a wood-burning kitchen stove. When I was growing up one of my regular chores was to bring in the wood for the cook stove and start the fire. I also brought in wood for the fireplace used as a source of heat for the family in cold weather.

I learned at a very early age that fire is extremely dangerous. It can burn a home with all its contents within a few minutes. There was no fire department to call; and if there had been, there was no way to call it, except to ring the the big iron farm bell. When our house caught fire one morning in 1934, we rang the big bell, and lots of neighbors gathered and helped us remove some things from the house during the few minutes before the burning roof and ceiling caved it. After that we all watched until it burned to the ground with all the contents that had not been removed.

My mother washed the family clothes by hand. She did this outdoors once each week. For that task there were facilities permanently set up outside the house in the back yard.. These consisted of a large (about 30 gallon size) cast iron wash pot, three wash tubs, a wash bench on which the tubs rested, a large wooden block on which to paddle the hot freshly boiled clothes, and a thick paddle with which to remove the clothes from the pot and paddle them to remove as much of the hot soapy water as possible.

Mama made the soap that she used for washing the clothes. This was done at a different time from doing the washing. She made lye soap. She made it by placing some old rancid pork or lard into the wash pot and pouring a can of Red Devil Lye on it. After the lye had worked on the meat or lard for a few hours she poured several gallons of water from our well on it and boiled it. When it cooled it was soft soap that she used for laundry and scrubbing floors. In an emergency it could be used for bathing and washing dishes.

My Dad was an excellent manager. We were never without a good supply of home grown meat, fruit, nuts, and vegetables. The meat consisted of mostly hogs and chickens. But we occasionally slaughtered goats, and cattle. Occasionally we killed a rabbit or squirrel and cooked it. I was walking with my dad once when a rabbit jumped up in front of us and ran

off as fast as it could hop away. My father was carrying a twelve gauge single barrel shot gun but it was not loaded. He reached in his pocket for shell, opened the breach of the gun, inserted the shell, closed the breach, cocked the hammer, placed the gun to his shoulder, sighted it on the rapidly hopping rabbit and fired. He killed the rabbit and we ate it for supper.

Every year my mother canned about 400 quart size fruit jars full of peaches, pears, blackberries, peas, butterbeans, green beans, tomato catsup, whole tomatoes, cucumber pickles, corn, apples, different cuts of pork that we did not cure, and other good things to eat. The canning was done in the kitchen on the wood fired cook stove a few jars at a time. During most of the days during the summer Mama would can something. These were kept on shelves in the fruit house. In addition to the canned peas, we usually saved over 100 pounds of dried peas each year that Mama soaked and cooked during the winter. Some times we saved 50 or 60 pounds of dried butter beans. Peas and corn bread were a part of our noon and supper meal almost every day of the year. During the winter, we had sweet potatoes and pork sausage almost every day, that was in addition to other things.

My dad always managed to have from ten to twenty hogs to slaughter each winter. Slaughtering hogs was a job that required help. Usually neighbors would help and in return they would get some fresh pork. Slaughtering was always done when the weather was cold and expected to stay cold a few days because a cold temperature is needed to keep meat from spoiling while it is being cured with salt and hickory smoke, and we had no refrigeration. From these hogs came about 300 pounds of lard, several hundred pounds of ham, bacon, and sausage, We smoked the bacon, ham and stuffed-sausage by burning hickory wood in an open fire pit in the middle of the smoke house. After it was smoked we stored it in the smoke house. The smoke house and fruit house were the only things that we ever kept locked. We also made patty sausage that we fried fresh, and stored in their own grease in three or four fifty pound lard cans. These were stored in the kitchen, under the counter along with the lard. There was room for about ten fifty pound lard cans there along with several cans of honey.

We ate lots of food because we all did long hours of hard physical work. In addition we shared lots of our food with our hired help. My dad was well aware that hungry people are not capable of doing hard physical work. Mama always fed our day-laborers a large noon meal. she cooked their food in the same pots with ours, but they ate at a another table.

Since we had no refrigeration, whatever was left over that would spoil before the next meal, was fed to the dogs, chickens or hogs.

My parents were a great success in life. They had seven children and managed to help them all graduate from college. They were well aware that a good education is the key to a successful life.

Water

Well Water

Every Family must have a water supply. Our main water supply was an open well about 35 feet deep located in the side yard about 15 feet from the house. The well was a hole in the ground dug by hand. It was square with smooth sides that went straight down. There were

wooden walls on each of the four sides at the bottom called the bottom curb that helped keep the wet earth sides from caving in. The square well was about three feet on each side. At the top, on top of the ground, there was four solid wood walls about three and one-half feet high. This was called the top curb. Two of the corner post, on opposite corners of the top curb, extended up to height of about 9 feet to support a beam that held the tackle. The top curb supported a windlass, a tackle, a $\frac{1}{2}$ inch in diameter cotton rope, a 10 quart well bucket and a shelf. The windlass was hand made and consisted of round piece of heart pine wood about 10 inches in diameter and three feet long with a round, steel, $\frac{3}{4}$ inch rod driven into one end and a crank made from $\frac{3}{4}$ inch steel rod driven into the other end.

The windlass was mounted horizontally immediately above one side of the top curb. One end of the rope was nailed to the wooden windlass. The tackle was mounted with wire to the center of the beam on top. The rope was passed through the tackle and after doing so a large harness snap was tied to the end of the rope. The snap was snapped to the well bucket handle and the bucket was let down into the well. Well buckets were constructed so that when let down into the water they turned onto one side to sink into the water and fill. The bucket was then drawn out of the well by turning the crank on the windlass until the bucket was up top. It was then pulled over onto the shelf where it rested to be emptied into another bucket for carrying or to be unsnapped and carried to a watering trough for animals or a wash tub for washing.

All of the water used for cooking and bathing came from the well and was carried into the house in a 10 quart white enameled water bucket. We had a "water shelf" on our back porch, near the kitchen, where we kept the water bucket, water dipper, and two or three wash pans in which we washed our face and hands before each meal and at other times when they became dirty. The dirty water was simply poured outside by each bather as they finished. We kept a family towel on a nail nearby, to dry our face and hands. As I was growing up, it was my job to draw water from the well and bring it into the house.

We bathed our body in a wash pan, also. We would fill it with warm water from a kettle that had been heated on the kitchen stove and take it with a bath cloth and towel to our room and bath with a wash cloth.

All of the water for washing clothes was drawn from the well. When Mama washed, I drew water from the well to fill the pot and tubs for washing. It took five buckets full to fill each tub to the proper washing level and about 7 to 10 buckets full to fill the pot to the proper boiling level.

Spring Water

There were at least five small springs on our 120 acre farm from which water flowed most of the time. In addition there was a small stream, Good Spring Branch, that flowed one quarter mile through it. The animals could drink from the stream or one of these springs if it was located within the fenced-in area where they were grazing. People also drank from the springs if they were working away from the house and near a spring. We kept some type of container such as a glass jar at the springs to facilitate drinking so that we did not have to lie down on our belly to drink. We considered the water in the stream undesirable for drinking because the cows and hogs walked in it. We made a pool with wooden sides and bottom for bathing near one of the springs. The pool was about 10 feet long, 3 feet wide and 3 feet deep. Water ran in one end and out the other. It was very useful in the summer time when

we worked and sweated in the dusty fields. In the hot summer time all the men and boys would bath in it after we quit work at sundown every day.

I fished in the small stream and often caught enough small fish for a meal. The fish were mostly bream and catfish, but I have caught pike, ell, speckled perch, and bass in that stream.

Family Farming Then

Family farming when I grew up, 1921 to 1940, was greatly different from what farming is today. Under both systems, soil, fertilizer, water and sun are used to grow food to eat and fiber from which to manufacture other things. There the similarity ends.

When I grew up family farms were small independent units that produced almost all of the food for the occupants and their work animals. Yes, every family farm had work animals, there were very, very few tractors in use; none in our community. There were no herbicides to control grass and weeds. There was very few insecticides to control insects and flies. Calcium Arsenate was used to control potato bugs. Some people used it to control Boll Weevils. We did not because the cost of the Calcium Arsenate was too great. We kept two large mules as work animals. They were the power that moved the plows, the stump puller, the wagon, the cane mill, the planters, the mowing machine, the hay rake, the cultivators and anything else we used. In return we gave them a comfortable, roomy stall in which to live, all the corn, oats and hay that they could eat, a plentiful supply of water, good comfortable harness, and tender loving care. It is amazing at how much two good mules can pull when put to the task and gently encouraged.

How We Grew Cotton

We grew cotton to sell. That was our main cash crop. Cotton is used to make thread, cloth of all kinds, padding, rope, and gun powder.

We started preparation of the land to grow cotton in the winter. First the stalks from last years crop was cut with a stalk cutter. That was a machine supported by two steel wheels pulled by two mules. There was a seat for the driver on top. Below, in the center, was a wide cutting wheel with ten or twelve blades going across the surface that cut the old stalks into sections about six inches long as the cutting wheel rolled over the stalks beneath.

After the stalks were cut the land was "flat broke" This was done by plowing it with a 10 inch turning plow, pulled by two mules, that threw all the dirt to the right side. The plowing was started by going around the outer edge of the plot being plowed in a counter clockwise direction and continuing on in a counter clockwise direction until all the plot is plowed. That left the field flat, except for the center finishing line. Next the field was laid off in raised rows three feet apart. This was done with a "middle buster" pulled by two mules. A middle buster throws dirt in both directions. By plowing a furrow ever three feet, that resulted in raised beds for rows ever three feet. Before planting time in early April, a furrow was plowed down the center of the top of each bed. That was done with a straight wooden plow stock onto which a six inch wide plow, called a shovel, was bolted. That was pulled by one mule. At planting time, the planting was done by running a fertilizer distributor, followed by a cotton planter, along each row. The distributor and planter were each pulled by one mule. The distributor was operated by one person and the planter operated by one person. A third

person was needed to keep the fertilizer distributor supplied with fertilizer and the cotton planter supplied with cotton seed.

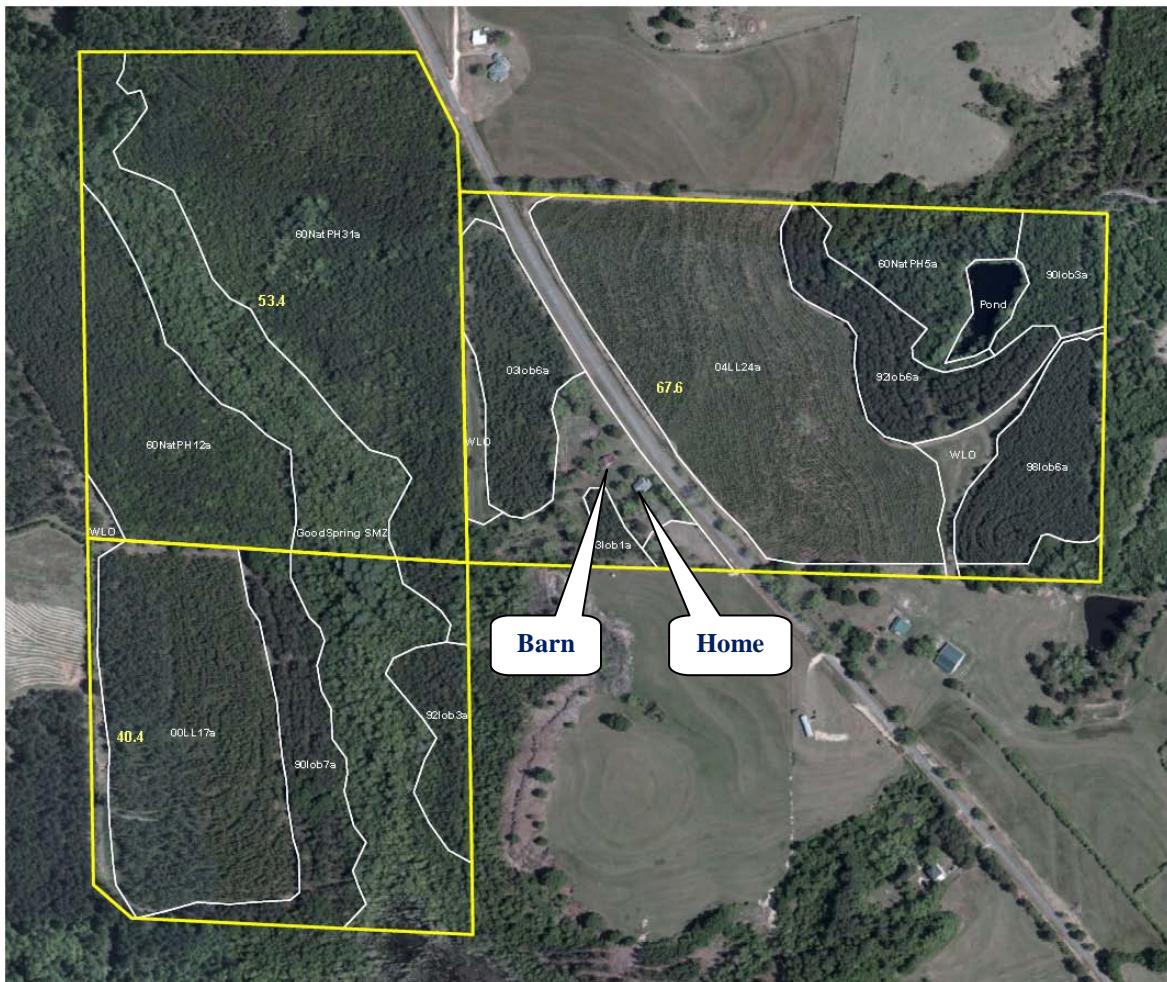
Cotton seed sprout and come up about 7 to 10 days after planting. The planter that we used to plant cotton, planted a stream of cotton seed that spaced the seed about one inch apart. That is too thick for the plants to grow. After the plants came up and reached about three inches high the cotton was "barred off". That consisted of running a 6 inch turning plow that threw the dirt to the right, pulled by one mule, along one side about 3 inches from the cotton and return on the other side about 3 inches from the cotton. Mules are not as dumb as many people think, they quickly learn where you want them to walk to avoid the cotton but stay close enough for the plow to go in the right place. "Barring off" left the cotton plants on a bar of soil about 6 inches wide and a mound of plowed dirt between each row. Next the cotton was "chopped". That was done with an ordinary garden hoe. "Chopping" consisted of thinning the plants to leave one plant for each hoe width and removing all the grass and weeds in the row of cotton. This was labor intensive. After chopping was finished, the cotton was "sided" as soon as possible. "Siding" consisted of running a plow stock with a "scooter and scrape" on each side of the row. The scooter and scrap combination gently moved some soil around the cotton plants. It had to be done carefully to avoid cutting or covering the plants. With the right plow and a steady mule it usually went well. The soil moved in under the plant leaves would cover and kill any small grass left by smothering it. The cotton was sided as needed, each time with a wider scrape, to kill the grass and weeds until about the 10th of July. If grass or weeds appeared that could not be killed by siding, then a hoe must be used to dig out the grass and weeds.. When the cotton was finally large enough to shade the grass and retard its growth, the cotton was "laid by". That consisted of running a scooter and large scrape, about 30 inches wide, along the middle between each row. That was the final cultivation.

The cotton bowls began to open in late July or August. It was harvested by hand. That was called "picking cotton". The people that did it were called "cotton pickers". Each cotton picker used a "cotton sack" into which the cotton was placed after it was "picked" by hand from the cotton stalk. The sack was about 30 inches wide (The width of a piece of cloth from which it was made.) It was from four to eight feet long, depending of the size and preference of the person using it. It had a wide strap on the top end to go over the user's shoulder; the other end was dragged on the ground behind the cotton picker. When a bag was filled it was taken to a cotton house or other storage place and weighed. A record of the weights was kept to be used in paying hired cotton pickers and also so that Papa would know when he had enough to make a bale to be taken to the gin.

I remember that we used to start picking cotton at sunup. The dew on the cotton plants, and other vegetation in the field made everything dripping wet. By the time the first bag was filled, we were all wet from the arm pits down to the tip of our toes. The cotton sack was wet and the cotton was damp, but not too damp to store. If cotton is stored in a wet condition, it will generate enough heat within the pile to ruin the cotton as well as the cotton seed that it contains. In extreme cases it will spontaneously catch fire and burn.

ATTACHMENT 3
W. B. LANGFORD FAMILY, LLC
CURRENT USE AND PHOTOGRAPHS

Current use of both the original W. B. Langford family farm and the later additions is for production of timber. Yellow lines on the photograph below correspond to deeds for the original 1913 purchase by W. B. Langford (80 acres more or less, 67.6 actual), the 1930 purchase by W. B. Langford (40.4 acres), and the 1992 addition from probating the W. R. Langford estate (53.4 acres). The white lines define different stands of timber with the first two digits of the labels identifying the year planted, the next characters identifying either longleaf (LL) or loblolly (lob) pines, and the remaining characters identifying the acreage.



When W. B. Langford bought the original land from the Miller Brent Lumber Company in 1913 it had been mostly cleared of all merchantable timber. The deed gave the lumber company the right to remove any other merchantable timber for a period of five years. Based on the historical summary by Jordan Langford in Attachment 2, the stumps in the cleared land were the remainder of longleaf pines. It is ironical, but not purely circumstantial, that the land that had been cleared of virgin growth longleaf pines has been planted again with longleaf pines, a favorite of the managers of the W. B. Langford Family, LLC.

Current usage of the remaining 225.2 acres contributed by Anava Langford McCormack is shown on the next picture using the same format for deed and parcel boundaries and usage.



The last two pages show current pictures of remaining structures that were built by Walter B. Langford and are more than 40 years old. The house structure looks the same as it did when Walter died in 1980, but central heating and air-conditioning, insulation, vinyl siding, and other amenities have been added by his children to facilitate family gathering. The small pecan tree visible in the 1990 photograph of the home was planted in the hardpan soil of an old logging road bed; it now shades a large portion of the front yard and is growing rapidly as shown on the 2013 photograph. The barn continues to be used for various activities related to growing timber and property maintenance. It is in the process of being painted to preserve those capabilities.

Walter had expressed the desire for his family to use and enjoy the farm for at least 50 years after his death. His children, grandchildren and great-grandchildren still enjoy working to preserve that vision and our family heritage. The W. B. Langford Family, LLC, legal structure was created to make that vision possible for the next 100 years. The longevity of Walter's dream is up to the next generation.



2013 Photograph of Home (from shade of small pecan tree shown in 1990 photo)



2013 Photograph of Home from Opposite Direction



2013 Photograph of Front of Recently Painted Barn



2013 Photograph of Back of Barn