

216.01051920.1	<p>From: Esselstyn To: John G. Salmon, Clerk / Hopkins County Court Enclosed find deed from Hillman Land & Iron Company to Hillman Land Company for record in your office. If you will advise me of the cost of recording this deed I will send you a check for the amount by return mail.</p>
216.01051920.2	<p>13x8.5 Notice of Timber Branch. Adoption of brand in Hillman Land Company in its business as a timber dealer. Said brand having been adopted by said Company's Board of Directors by resolution. This instrument was filed for record on the 31st day of December 1919 and duly recorded in Misc. Record #2, Page 9 of the records of this office. (2 pages)</p>
216.01051920.3	<p>13x8.5 Notice of Timber Branch. Adoption of brand in Hillman Land Company in its business as a timber dealer. Said brand having been adopted by said Company's Board of Directors by resolution. Reverse side has stamped and filled out certification was lodged with Clerk of Trigg County</p>
216.01061920.4	<p>From: Esselstyn To: Geo. I. Brandon, Clerk / Trigg County Court Enclosed find deed from Hillman Land & Iron Company to Hillman Land Company for record in your office. If you will advise me of the cost of recording this deed I will send you a check for the amount by return mail.</p>
216.01071920.5	<p>Postcard for Registry Return Receipt Return to: Hillman Land & Iron Company to: Geo. I. Branch</p>
216.01061920.6	<p>Postcard for Registry Return Receipt Return to: Hillman Land & Iron Company to: John G. Salmon</p>
216.01081920.7	<p>5.5x8.5 Hillman Land Company To: John G. Salmon, County Court Clerk To record deed \$6.00, Paid 1-10-20 signed John G. Salmon</p>
216.01091920.8	<p>From: Esselstyn To: Clerk of Livingston County Court / Smithland, Kentucky Enclosed find deed from Hillman Land & Iron Company to Hillman Land Company for record in your office. Herewith enclosed find check for \$6.00 which is the amount we have paid for the recording of this deed in Hopkins County. If not correct amount advise us</p>
216.01121920.9	<p>Postcard for Registry Return Receipt Return to: Hillman Land & Iron Company to: William Builgrs ?</p>
216.02231920.10	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Replying to yours of January 19th I am enclosing the Deed you ask for – Harrison to Hillman Land & Iron Co. Won't you kindly see that this is</p>

	<p>returned to us as soon as you are through with it, as the only copy we have we send to Judge Gordon recently?</p>
216.02261920.11	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 23rd enclosing deed from John W. Harrison to Hillman Land & Iron Company. Today Mr. Layton and I have been at Madisonville to confer with Judge Gordon regarding this matter and others. Need to decide what is necessary in connection with the Marshall County tract; whether this deed is to be recorded or whether it will be necessary to write a new deed.</p>
216.01261920.12	<p>From: Esselstyn To: Hon. J. F. Gordon It was the intent to convey all the land described in the deed from Leonard to Harrison. You now have all the data I am able to give in this matter. It will only be necessary to record the deed from Harrison to H.L. & I. Co. before recording the deed from Hillman Land & Iron Company to Hillman Land Company which deed is now being recorded in Crittenden County and will be ready for record in Marshall County as soon as it is returned from Crittenden County. (2 pages)</p>
216.01271920.13	<p>Law Office of Gordon & Gordon & Moore letterhead From: J. F. Gordon To: Esselstyn If you can succeed in getting the deed from Harrison Trustee to the Hillman Land & Iron Company recorded in Marshall county, this will be all we need to do for we can than record the deed from Hillman Land & Iron Company to the Hillman Land Company by inserting the book, page, etc., in the latter deed. If clerk should object, here are some suggestions. If you cannot get the Harrison deed recorded, notify me and I will at once draw a deed (2 pages)</p>
216.01281920.14	<p>From: Esselstyn To: Hon. J. F. Gordon Acknowledge receipt of your letter of 7th regarding recording of deeds in Marshall county. As soon as the deed to the Hillman Land Company is returned from Crittenden County I will take the deeds to Benton, Marshall County and offer them for record and report the results to you.</p>
216.02011920.15	<p>From: Esselstyn To: Mr. L. E. Guess, County Clerk / Marion, Kentucky On January 19th I left at your office for record a deed from Hillman Land & Iron Company to Hillman Land Company. Will you kindly return this deed to me as soon as possible and it is necessary that deed be recorded in Marshall County and we desire to have it recorded as soon as possible.</p>
216.020891920.16	<p>From: Esselstyn To: Hon. J. F. Gordon Yesterday I went to Benton to file the deeds for record. Both deeds were accepted by the Clerk for record.</p>
216.02301920.17	<p>From: Esselstyn To: Geo. I. Brandon</p>

	Will you please return to me the deed from Hillman Land & Iron Company to Hillman Land Company which was filed for record in your office early in January? Also please send me bill for recording same.
216.02271920.18	Statement from Geo. I. Brandon / Clerk Trigg County Court / Cadiz, Kentucky Account of Hillman Land Company January 5 /January 7 / total \$30.50. Noted in ink: "Received payment 3/1/1920 Geo. I. Brandon" Stamp: Lodged for Record Jan'y 7/20 / Recorded in Deed Book No. 46 / Pages 388 to 411. Trigg Co.
216.02281920.19	From: Esselstyn To: Geo. I. Brandon, Clerk / Trigg County Court Acknowledge receipt by registered mail of the deed from Hillman Land & Iron Company which is supposed to have been duly recorded in your office. Will you please advise me by return mail where this deed had been recorded in your office that is the number of the Deed book and page where it is recorded.
216.03011920.20	Geo. I. Brandon / Clerk Trigg County Court letterhead From: Geo. I. Brandon To: Esselstyn Received your check for recording the Hillman Land Co. deed today, also your request for the Book and Page where this deed was supposed to have been duly recorded. This endorsement was evidently overlooked by the party who recorded it. "Kindly put the endorsement last quoted on the back of the deed and I will dance at your wedding provided I havn't the Rumatiz when that time arrives."
216.03021920.21	From: Esselstyn To: E. H. Simmons Enclosed find the following deeds: From John W. Harrison, et. Al. to Hillman Land & Iron company From Hillman Land & Iron Company to Hillman Land Company, same having been recorded in Lyon County From: Hillman Land & Iron Company to Hillman Land Company, same having been recorded in Trigg County From: Hillman Land & Iron Company to Hillman Land Company, conveying property located in Hopkins, Livingston, Marshall and Crittenden Counties
216.03031920.22	Postcard for Registry Return Receipt Return to: Hillman Land Company to: E. H. Simmons
216.03061920.23	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of yours of March 2 nd enclosing four Hillman Deeds as outlined in your letter.
216.10071920.24	5.5x8.5 From: L. S. Haslam To: E. H. Simmons

	<p>I am handing you herewith blank resignations for signature by Mr. Layton and Mr. Esselstyn, Vice President and Secretary respectively of the Hillman Land Company. If you have not already done so, I would suggest that you have them each endorse the certificates of stock in blank and return them to you.</p> <p>In pencil at top: J.N.E. and in ink LLA?</p>
216.10141920.25	<p>2x6 Receipt for Registered Article From: Hillman Land Co. Addressed to: E. H. Simmons c/o Simmons Hardware Co.</p>
216.10141920.26	<p>From: Esselstyn To: E. H. Simmons In accordance with your request of the 12th, I herewith enclose my resignation as Secretary and Director of the Hillman Land Company, also I enclose stock certificate No. 12 for 3 shares of stock. PS: Mr. Layton was here today and he took his resignation blank with him to Hematite.</p>
216.10161920.27	<p>Postcard for Registry Return Receipt Return to: Hillman Land Company to: E. H. Simmons</p>
216.10181920.28	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge yours of October 14th enclosing resignation properly signed, also Stock Certificates.</p>
216.12031920.29	<p>From: Esselstyn To: E. H. Simmons Under dated of October 27th you wrote me about my still being a stockholder, director and secretary of the Hillman Land Company notwithstanding the fact that you have my resignation and I have returned to you the three shares of stock issued in my name. If it is your intention for me to continue to be an officer of the Company it will be necessary for me to have at least three shares of stock and to comply with the law, will you please send me a certificate for three shares of stock when you return enclosed deed? Noted on bottom: The letter of October 27th referred to above is in file NI. 35 with the Dugg & Gregory deed”</p>
216.12061920.30	<p>Hillman Land Company letterhead From: A. S. Hartt To: Esselstyn Replying to your letter of December 3rd received in Mr. Simmons absence in regard for you to have at least three shares of Hillman stock in order to hold office in the Company. I consulted our Attorney and he says it is all right for us to hold these shares in our office in St. Louis – it is not necessary for you to have them in your possession.</p>
216.12081920.31	<p>From: Esselstyn To: E. H. Simmons</p>

	<p>Replying to Miss Hartt's letter of 6th, regarding location of the three shares of stock. In order that we may have no misunderstanding in regard to this matter, will say, that it will be necessary for this stock to be in my possession before I can perform any of the duties of Secretary.</p>
216.12091920.32	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn This is to acknowledge yours of December 8th in regard to location of three shares of Hillman Land Company stock. In order to cover the point and make matters entirely satisfactory to you I am enclosing the three shares of stock and you can be the one to hold them. As per our letter of the 6th, the matter was referred to our Attorney and he does not agree with you as to the necessities of the case, and I am a little bit surprised that you should put your ideas as you do in yours of 8th. After you have written an acknowledgement I would like to have you put this matter up to Judge Gordon with the understanding that you will abide by his decision. In regard to the resignation you refer to, this is simply a procedure which I thought was understood because you asked no questions but so there is no misunderstanding, you are still a Director of the Company and will be until your resignation is accepted.</p>
216.12111920.33	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 9th enclosing certificate of three shares of stock in Hillman Land Company. This matter is now entirely satisfactory to me, this stock being held by me in trust that I may comply with the law in being an officer of the Company and will return to you whenever you deem it advisable to accept my resignation.</p>
216.04201921.34	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn I want to have a stockholders meeting of the Hillman Land Company at Kuttawa. Would Monday or Tuesday April 25th or 26th be acceptable? Do you know of anything in the way of court proceedings or your usual movements that would make some later date advisable?</p>
216.04211921.35	<p>From: Esselstyn To: E. H. Simmons Acknowledge your letter of 20th regarding stockholders meeting in Kuttawa. If this is a regular annual meeting for purpose of electing a Board of Directors I want to bring your attention to law that says date is set out in by-laws and shall not be changed within sixty days. Our bylaws name December 15th as the time of annual meeting. If you decide to hold meeting on above date please advise how many will be coming from St. Louis so can be sure enough to eat and they may be properly entertained. If it is intention to show Stockholders the property, I would suggest 20 or 30 days later with hopes roads are better.</p>
216.04231921.36	<p>Hillman Land Company letterhead From: E. H. Simmons</p>

	<p>To: Esselstyn</p> <p>Answer yours of April 21st, glad you called my attention to Section 551 of the law; I will take this into consideration. I think all such matters can be covered by the proper notices or waivers and if we cannot get proper notices or waivers for all then we will not hold that particular kind of meeting. Yes it is my idea to try and get a representative of the Morton Estate (and any other stockholders) to come down.</p>
216.04261921.37	<p>from: Esselstyn</p> <p>to: E. H. Simmons</p> <p>Acknowledge receipt of letter of 23rd regarding stockholder meeting. Any time after first week of May will be alright for this meeting. It seems to me that December 15th is not a good time for the annual meeting but to make a permanent change I think would have to be done by amending the articles of incorporation this is matter for Judge Gordon could give advice on it if you should desire.</p>
216.05131921.38	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Further in regard to Stockholders meetings, as soon as I can get a definite date when I can come down there I will send you a notice so we can hold the meeting and then the Board meeting afterward. We, of course, cannot hold a meeting on December 15th because that time is past, but I have proper advice that we can hold meetings at any time provided we get waivers of notice for all the stockholders which I am quite sure I can get.</p>
216.05171921.39	<p>"Empire" Farm letterhead</p> <p>From: W. J. Long</p> <p>To: Esselstyn</p> <p>Received letter from Mr. Simmons stating he had written you in regard to when would be the best time to hold a meeting, did you advise him next week and do you think he will be here? The reason I would like to know is that I expect to ship some hogs at that time and I might not be here. Please advise me.</p>
216.05261921.40	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Noting the attached proxy and waiver of notice of meeting, please see that the Waiver is signed promptly and returned to me in the enclosed stamped envelope. It is necessary for me to have all of these waivers in order to save the expense of publishing notice in the papers.</p>
216.05271921.41	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Acknowledge receipt of your two letters of the 26th regarding annual meeting on June 3rd. Enclosed find proxy and waiver of notice. Regarding report which you request me to make I will do the best; if not satisfactory to you it can be modified before becoming a matter or record.</p>
216.05301921.42	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p>

	<p>To: Esselstyn</p> <p>In regard to the Hillman meeting next Friday. I expect to get all the waivers of notice of meeting in so the meeting can be had. Unfortunately Mr. Harrison is out of town so I had to send the papers to him to be signed and returned, I assume they will be back in time. Also, Mr. Tom Scott has not sent in his waiver. I don't know whether I can catch Mr. Scott but if I cannot get all the waivers of notice I won't come; I will be down there Thursday if I don't telegraph</p>
216.06281921.43	<p>Hillman Land Company letterhead</p> <p>From: A. S. Hartt</p> <p>To: Esselstyn</p> <p>Enclosed find pencil memoranda of the Hillman Stockholders meeting held in Kuttawa on June 3rd. Also pencil memoranda of the Directors meeting held on the same day. Please have these minutes written up for me so I can put them in the minute book. I am holding the Proxies and Waivers and your report for the year 1920; also Mr. Layton's report on tax suits and Mr. Layton's report on general operations</p>
216.06031921.44	<p>13x8.5 written in pencil</p> <p>Stockholder Meeting memoranda</p> <p>Written on reverse of copy of generic form between Hillman Land & Iron Company and land owners.</p>
216.06031921.45	<p>13x8.5 written in pencil</p> <p>Director Meeting memoranda</p> <p>Written on reverse of copy of generic form between Hillman Land & Iron Company and land owners.</p>
216.07021921.46	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>As per Miss Hartt's request of June 28th, enclosed find minutes of the Stockholders and Director's meeting.</p>
216.06031921.47	<p>Stockholder Meeting minutes for Hillman Land Company meeting at Kuttawa, Kentucky on June 3rd, 1921</p>
216.10271921.48	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>Enclosed find duplicate stock certificate made out to John w. Harrison. Please sign this as Secretary of the Hillman Land Company and return to me in the enclosed stamped envelope. Will put the Hillman Land Company seal on it after I sign it.</p>
216.10291921.49	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Enclosed find Hillman Land Company stock certificate No. 15 for 1120 shares issued to Mr. John W. Harrison, as a duplicate to Certificate No. 1.</p>
216.10311921.50	<p>Hillman Land Company letterhead</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p>

	This is to acknowledge receipt of your letter of October 29 th , File 216 enclosing Hillman Land Company Stock certificate #15 for 1120 shares issued to Mr. John W. Harrison
216.11091921.51	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Short time ago I had your sign a duplicate stock certificate for Mr. John W. Harrison to replace one which he had lost, since then he has found the original certificate and I have cancelled the duplicate. I am returning to you your signature cut off of the duplicate certificate which you can destroy. Certificate piece with portion of J. N. Esselstyn's signature.
216.11231921.52	From: Esselstyn To: E. H. Simmons Enclosed find Stock certificate No. 16 and 17 of the Hillman Land Company for 560 shares each in the name of Hillman Land Company which have been signed by me as Secretary
216.05201922.53	From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 18 th requesting report on surveying work for 1921. I have outlined a report on all work that has come under my supervision for the year but have delayed typewriting it until all of the farm products from tenants were sold. There is about 40 bu. of corn in Trigg County that has not been sold. If you want a special report on the surveying I will get it out as soon as I receive my typewriter but I think I can render the complete report as soon as the typewriter is received.
216.11131923.54	From: E. H. Simmons To: Esselstyn Enclosed I am sending you certificate #18 of the Hillman Land Company for one hundred and fifty four shares [154] in the name of Helen Morton which is being transferred from Jeannette F. Morton and the St. Louis Union Trust Co. Trustees, under the will of I. W. Morton, Deceased. I have signed them as President and affixed the corporate seal won't you please sign as Secretary and return it to me by registered mail as promptly as possible.
216.11141923.55	2x6 Receipt for Registered Article From: Hillman Land Co. Addressed to: E. H. Simmons c/o Simmons Hardware Co.
216.11141923.56	From: Esselstyn To: E. H. Simmons Enclosed find Hillman Land Company's Certificate of Stock No. 18 for 154 shares in the name of Helen Morton which has been signed by me as Secretary.
216.12131925.57	From: Esselstyn To: E. H. Simmons While in St. Louis, you spoke of holding the Annual Meeting of Stockholders at the regular time in January instead of several months later as has been the custom. I do not find I have a copy of the Articles of Incorporation or By-

	Laws so am not sure when the date of regular meeting but I do find that the first meeting of Stockholders was held on December 15 th . It will require 30 days' notice to Stockholders before holding the meeting.
216.05041926.58	From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of the 3 rd regarding your coming to Kentucky and the proposed Annual Meeting of Stockholders. In regard to the Annual Meeting, the Kentucky statute is listed. You will note that stockholders must be advised either in person or by letter. Law regarding voting of stock is listed. In view of the fact that the annual meeting was not held at the time specified in the by-laws and the meeting was not held within thirty days of the date provided, it will be necessary to give each stockholder a written notice of the meeting thirty days in advance. Noted in pencil at bottom of page 2: "See file 197 for Mr. Simmons letter to which this is a reply" (2 pages)
216.05051926.59	Hillman Land Company, Cooperage Department letterhead From: E. H. Simmons To: Esselstyn Acknowledge receipt of yours of 5-4 received this morning.
216.05181926.60	Hillman Land Company, Cooperage Department letterhead From: E. H. Simmons To: Esselstyn In order to save your time, we are writing the notice for stockholders meeting also the proxies, up here, and will mail them to you tomorrow so you can sign the notices as Secretary, address the envelopes from Kuttawa. I am calling this meeting for June 21 st dating the notices May 21 st and if you mail them Friday or Saturday they should be received by the stockholders thirty days before the meeting
216.05181926.61	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Enclosed find Notices of Special Hillman Meeting with proxies attached as per letter I wrote you yesterday. Please sign each of these letters or notices and address the envelopes as per addresses given on the bottom of the proxies. I expect to come to Kentucky for this meeting, but if not, you can hold it just the same as you did last year, except that I want to have some attorney down there draw up resolutions in regard to changing the By-Laws so we can hold our annual meeting on the second Tuesday after the first Monday in June each year, instead of in December.
216.05201926.62	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Enclosed find record of Hillman Land Company stock transactions which I understand you want to keep as a matter of record in your office in Kentucky. Enclosed is list of stockholders. (2 pages)
216.05211926.63	Hillman Land Company letterhead

	<p>From: Esselstyn To: Stockholders of the Hillman Land Company Special Meeting of the Stockholders of the Hillman Land Company has been called by the President to be held in the Company's Office in Kuttawa, Kentucky on Monday, June 21st 1926 at 11:30AM for the purpose of electing a Board of Directors for the ensuing year and to consider a resolution amending the By-laws by changing date of Annual Stockholders meeting from Month of December to Month of June. Enclosed is copy of proxy. (2 pages)</p>
216.05211926.64	<p>List of H. L. Co. Stockholders mailed notices of Annual Meeting written in pencil. Written on back of mailer from Travelers Health Association</p>
216.05231926.65	<p>From: Esselstyn To: E. H. Simmons Please send me by return mail a copy of the By-laws in order that the proper resolution may be drawn to change the date of the Annual meeting as per your letter of the 18th.</p>
216.05231926.66	<p>From: Esselstyn To: E. H. Simmons On return here late yesterday afternoon, I received your letter of the 20th enclosing notices of Annual Meeting, Proxies, etc. I would suggest that you do not urge any of the stockholders to attend the meeting as we will the "neither here or there" that is Kuttawa or Empire as I expect to move the office next week and I hope to have at least a part of the household outfit moved at that time although this will be the office up to the end of June.</p>
216.05251926.67	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answering yours of the 23rd, do I understand from this that you will retain your present home (Anderson house) up to July first or at least up to June 21st as our Meeting in announced to be held in the city of Kuttawa. I would like to hold it in Kuttawa unless you see some objections. Unless I hear from your to the contrary, will assume that we can hold the meeting in Kuttawa either at the Anderson house or in necessary at the hotel.</p>
216.05271926.68	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of your letter of 26th enclosing copy of by-laws. Will take this matter up with Mr. Grassham and have him draw the proper resolution to change the date of the annual meeting and change the location of the office of the Company. This is also to reply to your letter of the 25th regarding the place where the Annual meeting will be held on June 21st. While I expect to move most of the office equipment to Empire as soon as I am through with the monthly accounts, the present office will be the legal office until July 1st and Annual Meeting will be held here.</p>
216.06061926.69	<p>From: Esselstyn To: E. H. Simmons</p>

	Up to date the following proxies for the Annual Meeting have been received. This represents a little over 45% of the total stock.
216.06071926.70	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Acknowledge yours of the 6 th in regard to Proxies for Annual meeting. Keep after these and let me know in another week how you stand; I do not find your name and that of Mr. Layton on this list but assume you have them both. We want to be sure and get all the proxies in, 100%.
216.06101926.71	From: Esselstyn To: E. H. Simmons I have received no more proxies for the Annual Meeting since I reported to you last week. Will you please advise me whether you will be present at the meeting as if not, then I must arrange for Mr. Layton to be here. Also please advise me who the officers are who will be elected. Mr. Layton's and my stock are not enough to bring the present proxies up to 50%. If you want second notices sent out to stockholders please have the notices written in your office and send them to me to sign, if it is necessary for me to sign them as I am very busy moving at the present time.
216.06141926.72	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn In regard to Proxies for the Annual Meeting on 6-21, I will write duplicate letters from here. Post me on receipt of this letter whether you have received any more of them and just which ones.
216.06161926.73	From: Esselstyn To: E. H. Simmons Today I am in receipt of the proxies of Mrs. Jeannette F. Morton and Miss Helen Morton. This bring the total proxies received up to, including Mr. Layton and myself, 55.6% of the total stock. As soon as I hear from you as to whether or not you will attend the meeting, I will telephone Mr. Layton and either have him send his proxy or be here in person. Stock not heard from up to date is Mrs. John W. Harrison, Mrs. Florence H. Bill and the Thos. Scott Estate.
216.06171926.74	Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn I am in receipt of Mrs. Bill's proxy for the Hillman Meeting so that we now have everything except the T.J. Scott estate and Mrs. Harrisons. I don't expect the one from the Scott estate as no one seems to know who is responsible. I don't expect Mrs. Harrison's as she has gone to Europe but it may be has authorized Stewart Harrison to vote for her.
216.06221926.75	From: Esselstyn To: E. H. Simmons Enclosed find minutes of the Annual Meeting of Stockholders and Board of Directors.
216.06221927.76	From: Esselstyn

	<p>To: E. H. Simmons Enclosed find minutes of the meeting of the Stockholders and Board of Directors where were held today. Also find enclosed find proxies of Stockholders who were not present in person at said meeting.</p>
216.06211926.77	<p>Minutes of Annual Meeting of the Board of Directors of the Hillman Land Company.</p>
216.06211926.78	<p>Minutes of Annual Meeting of Stockholders of the Hillman Land Company 2585 shares or 66% of the total 3750 shares were represented. By-laws were amended to change annual meeting from December to June and the office of the Company had St. Louis added. The Baker Tract located in Hopkins County was sold to Mason Mining company for cash consideration of \$35,000</p>
216.06221927.79	<p>Minutes of Annual Meeting of the Board of Directors of the Hillman Land Company.</p>
216.06221927.80	<p>Minutes of Annual Meeting of Stockholders of the Hillman Land Company. 2046 shares or 54.56% of the total 3750 shares were represented. Two small tracts of land had been sold, 22.36 acres near Ferguson Springs, Trigg County to J.M. & M.T. Smith; the Andy Smith tract of 168.94 acres to Joe Major and Jack Cork</p>
216.04151930.81	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn How would May 3rd do for the date of the Annual Stockholder meeting? It is necessary to give two week's notice and my idea was to send out the notices next Friday the 18th. If you prefer some other date, let me know. Stamped with File #209</p>
216.04171930.82	<p>7x8.5Western Union Telegram From: Esselstyn To: E. H. Simmons Saturday May third will be satisfactory for Stockholders meeting.</p>
216.04171930.83	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Made mistake on length of time needed for calling a stockholders meeting, and have change date to Monday, May 19th. Will mail out notices, proxies and waivers tomorrow.</p>
216.04191930.84	<p>Hillman Land Company letterhead From: A. S. Hartt, Assistant Secretary To: Hillman Land Company Stockholders Notice of Annual Meeting will be held at Company's office, at Hematite, Ky on Monday May 19th at 2:00 PM.</p>
216.04201930.85	<p>From: Esselstyn To: E. H. Simmons Last meeting of Stockholders was held June 21st, 1926. Since that time following property has been sold: Sixth Vein Coal company \$175.00 / Dawson Daylight Coal Company \$12,000 / W. J. Morris \$12,000. These sales comprised the entire Lynch tract in</p>

	<p>Hopkins County consisting of 996 acres. Additionally, B. F. Payne, 5 town lots in Grand River \$40.00 / W. C. Bell, Chutes Tract, Livingston county, \$4,000 Bylaws provide that regular Annual Meeting of Stockholders be held on First Monday of June therefore I assume this meeting of May 19th is called meeting</p>
216.04251930.86	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn In order that I may be sure before coming to the Meeting on 5-19 that I have all proxies and waivers, please sign both of yours and forward them to me.</p>
216.04261930.87	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Answering yours of 4-20, please put in your file to bring up at the time of the meeting the sales of these different pieces of property that they may be approved. I am getting waivers of notice of this meeting from all stockholders so that this meeting can take place of the Annual meeting. If I cant get 100% waivers, then the meeting will be put off until June. At present I don't expect anyone outside of you, Mr. Layton and myself to attend but if any other I will let you know so you can engage accommodations.</p>
216.05161930.88	<p>6x8.5 Postal Telegram From: E. H. Simmons To: Esselstyn Will arrive Hoptown tomorrow Saturday morning Send automobile.</p>
216.07131930.89	<p>From: Esselstyn To: E. H. Simmons Replying to Miss Hartt's letter of the 8th, regarding Mr. Layton's resignation. The Constitution provides that the Board of Directors shall be elected by the Stockholders from the stockholders. A transfer by a director of all his stock shall operate as resignation of office. Believe Mr. Layton's stock was signed and returned to you a few years ago therefore cannot and is not a Director. Same applies to me; neither one of us are stockholders and therefore cannot be directors. The letter of resignation is therefore returned, is superfluous. That leaves you as sole surviving member of Board and you have right to call meeting of Board, make your appointments to fill vacancies and your house is in order.</p>
216.04151931.90	<p>Hillman Land Company letterhead From: E. H. Simmons To: Esselstyn Our present capitalization is \$375,000.00. I have in mind, at the end of this year (on account of the sale of property and other things) reducing capital to about \$250,000.00. We pay 70¢ per thousand on our License Tax in Ky., on our capitalization. Then again, I think that possible the assessed valuation may be associated with our capital stock</p>
216.04221931.91	<p>From: Esselstyn To: E. H. Simmons</p>

	<p>Replying to your two letters of the 15th regarding assessed valuation and reduction of Capital stock. Constitution of State of Kentucky provides that all property shall be assessed for taxation at its FAIR CASH VALUE. Total valuation of all classes of Company taxable property listed is \$237,710.00. I question if any cash purchaser could be found at the price of assessed values. If you reduce Capital Stock to \$250,000 the savings of Capital Stock Tax would save \$87.50 per year and that amount probably would be consumed by legal expenses. If it advisable to change amount of Capital stock, why not consider "NO PAR VALUE STOCK?" Might be worth investigation.</p>
216.04241931.92	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Answer yours of 22nd, the information you give me is just what I wanted. Yes I think good scheme to consider NO PAR VALUE of stock. What are your ideas of the advantages of this?</p>
216.04161932.93	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Be thinking over for discussion – possible division of the property – dividing it up into three parts if necessary (according to stock holdings). Harrison interests, Morton interests and Simmons interests. Also possibility of Simmons interests turning over their portion to you on some kind of divisional basis.</p>
216.04241932.94	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of y our letter of the 16th regarding possible divison of the property. I have never been able to arrive at any conclusion because there are so many things to be taken into consideration and I doubt wheterh such a division could be made that would entirely satisfactory to all interests. Too big a promise to be solved at long range but must be developed by conference. When you come to Kentucky bring information on amount of each interest (Harrison, Morton, and Simmons); latest valuation of the Capital stock as made by Kentucky State Tax Commission and 1931 Tax receipts of all 5 counties.</p>
216.04301932.95	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Believe we can avoid quite a little expense by reducing our capital stock from \$375,000.00 to \$100,000.00 and personally don't think it will interfere with any sale or sale price of the property. First time you can get in touch with a lawyer you might get an idea of the approximate cost of the procedure. Figures of liquidating Hillman Land & Iron Company into Hillman Land Company were totaled \$1742.00. Present Capital Stock Tax in Kentucky is 70¢ per thousand: Capital of \$375,000 is \$262.50, Capital of \$100,000 would be \$70.00 (3 pages)</p>
216.05161932.96	<p>5.5x8.5</p>

	<p>From: E. H. Simmons To: Esselstyn Have you a copy of the Articles of Incorporation of the Hillman Land Company down there? If so, please send it to me or if not a copy, send me the original if you have it.</p>
216.05161932.97	<p>Hillman Land Company letterhead From E. H. Simmons To: Stockholders of the Hillman Land Company Nearly all of the forty thousand old railroad ties which we sold to the T. J. Moss tie company have been hauled to the river banks and accepted. Main object of my visit was to meet with three of State Highway Engineers trying to get them to re-survey the proposed route of the State Highway from Princeton, Kentucky west through Eddyville to Benton, Kentucky. Present survey goes through small portion of our property. Main object of the meeting is to find out the wishes of the stockholders as to the method of continuing the property until better times enable it to again be self-supporting. The expenses of St. Louis office have been eliminated. My continuing with the Company is contingent on our being able to hold Esselstyn. Our only bet for the present is the possibility of selling odd lots of land there and there. Outlook is most discouraging. (2 pages)</p>
216.05171932.98	<p>Hillman Land Company letterhead From: E. H. Simmons To: Stockholders of Hillman Land Company Called meeting of the Stockholders of Hillman Land Company will be held in the office of Mr. Erastus Wells, St. Louis Union Trust Company on Thursday, May 19th, 1932 at 10:30 AM. To devise ways and means of maintaining the property under present conditions. Stapled to: Proxy and Waiver of Notice of Called Stock-holders meeting (3 pages)</p>
216.05201932.99	<p>From: Esselstyn To: E. H. Simmons Acknowledge receipt of letter of 16th asking for original or copy of the Articles of Incorporation. Copies here are not the final draft but are copies which were exchanged with Judge Gordon preparatory to making the final draft. To be sure that the information you wanted was correct I went to Eddyville and copied the essential part of the articles, copy which is enclosed. If you want complete copy, I can get it from County records. (+ 2 pages of Essential Paragraphs of Articles of Incorporation of Hillman Land Company – listing “nature of the business and objects and purposes proposed to be transacted..”</p>
216.05211932.100	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Had Hillman Stockholders meeting Thursday. All stock was represented but did not get very far except the consensus of opinion on two things – first they won’t put up any money (largely because they haven’t got it) and second, the desire to sell all of the inventory.</p>
216.06041932.101	<p>5.5x8.5</p>

	<p>From: E. H. Simmons To: Esselstyn Acknowledge receipt of your telephone message while I was out of the office. Given information to Mr. Pershall about the ties, asking if he can now make payment. Stockholders wanted to put the property on a watchman basis but I induced them to leave things as they are and until we can get rid of all our moveable assets. Incidentally, Mrs. Harrison appointed her two sons, Stuart Harrison and James Campbell (a son by a former marriage) to represent her in the meeting and in a sense turned down Mr. Harris who had previously represented her.</p>
216.06061932.102	<p>From: Esselstyn To: E. H. Simmons Acknowledge your several letters of the 3rd and 4th regarding the Company's condition and the proposed meeting of Stockholders on the 16th. Now that Mrs. Harrison has turned down Mr. Harris, it seems that Mrs. Bill through Mr. Harris will be in harmony with the other interests and the prospect of Mrs. Harrison taking her portion of the property looks more encouraging.</p>
216.06081932.103	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn When you come to St. Louis, bring with you that small loose leaf book which as all of your detail records in it so information can be gotten out of it promptly should the stockholder want anything of that kind. Also, bring estimated inventory of things that can be sold even though they are sacrificed. "To a certain extent I don't believe people living away from financial centers realize how terribly poor some people are"</p>
216.06081932.104	<p>Hillman Land Company letterhead From: E. H. Simmons To: Stockholders of Hillman Land Company Notice of Called Meeting of the Stockholders of the Hillman Land Company will be held on Thursday morning, June 16th at 10 O'clock at St Louis Union Trust Company.</p>
216.06081932.105	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Acknowledgement of yours of the 5th in regard to division of the property.</p>
216.06081932.106	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Regarding your coming to St. Louis, Suggest you go to the Hotel Statler. Discuss plan for meeting and who to meet (2 pages)</p>
216.06091932.107	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Windemere Hotel address and Brown's Garage addresses.</p>
216.06111932.108	<p>5.5x8.5 From: E. H. Simmons</p>

	<p>To: Esselstyn</p> <p>One thing stockholders want to do is to make some arrangement if we have no other source of revenue, whereby you would get a good size slice of the amount of any land sales from now on, which strikes me as a pretty good thing for both you and the Company if we can get not substantial revenue from operations.</p>
216.06111932.109	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>Hope to be able to leave here early Tuesday morning and arrive in St. Louis as early as possible in the afternoon. I want to go over to the Stock Yards to see the class of cattle that is offered for sale to compare them with our cattle.</p>
216.06171932.110	<p>5.5x8.5</p> <p>From: E. H. Simmons</p> <p>To: Esselstyn</p> <p>I have made a copy of your original draft of agreement and as requested am sending copy to Mr. Kauffman and Mr. Wells. Of course to make this binning on all stockholders it will be necessary for them to sign the agreement individually or we will have to authorize a meeting with the proper 30 days legal notice or get them to sign waivers of notice of such a meeting</p>
216.06181932.111	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>In thinking over the general plan for the disposition of the property as outlined by the stockholders. I now am beginning to think there are several serious objections to the plan, all centering about the new Federal Tax Law. Value of the land and tax stamps; gift tax</p>
216.06181932.112	<p>7x8.5 –COPY-</p> <p>Boatman's National Company / St. Louis, Mo.</p> <p>From: H. M. Kaughman</p> <p>To: E. H. Simmons</p> <p>I have yours of the 17th. It has always my thought that if Mr. Esselstyn was to receive a salary of any fixed amount, it should be deducted from his third of the profits. The way you have it now, he is both eating his cake and having it too. I would suggest an alternate plan which would be a drawing account of \$150.00 and if at the end of the month he produced \$900 deduct the \$150 paid on his drawing account and divide the balance 2/3 and 1/3</p>
216.06191932.113	<p>From: Esselstyn</p> <p>To: E. H. Simmons</p> <p>When the stockholders consider the plan from my point of view they will agree with me in a general way, if not in some details. Unless stockholders can suggest other plan to liquidate the assets of the Company and are still determined to close the St. Louis office, then I would suggest that the company give me Power of Attorney to transact the business which would give me the power to sign deeds without delay. Still of opinion that it would be wise plan to deed me the Hillman ferry before June 30th.</p>
216.06201932.114	<p>7x8.5 –COPY-</p> <p>St. Louis Union Trust Company</p>

	<p>From: Erastus Wells To: E. H. Simmons Letter of June 17th together with tentative agreement with Mr. Esselstyn received.. As I remember our conference I believe there was no understanding wherein Mr. Esselstyn was to be paid a fixed salary per month. He, however, was to receive compensation by means of liquidation of property, both real and personal. It is my understanding that the sale of the quick assets would provide a salary of at least \$150 per month for a sufficient period of time</p>
216.06211932.115	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Forwarded a copy of your tentative agreement with the Company to Mr. Wells and Mr. Kauffman and am sending you their original letters which you can return to me. My remembrance is you would get the first money and this would be part of the one third. If this is all right to you, I am quite sure that 100% of the stockholders will agree on it.</p>
216.06211932.116	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Tried to telephone you today suggesting that Miss Hartt come down there to do your typewriting work for you for a few days especially until you write those deeds.</p>
216.06211932.117	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn Tried to get you on the telephone but it was out of order. In regard to the difficulties you have run into, I don't see any way out to the stamp tax but think it would be better to go ahead with this and pay the tax, even up to \$290.00 rather than let thing fall through. Also I question whether the gift tax would apply in a thing of this kind, will take it up with Mr. Wells and Mr. Kauffman.</p>
216.06221932.118	<p>5.5x8.5 From: E. H. Simmons To: Esselstyn New thought. Think the plan as outlined here in St. Louis should be put through unless there is something in the gift tax to prevent. As far as revenue stamps are concerned, let each stockholder put up their own cash for their own stamps. If you think all this can go through this way, get my office on the telephone.</p>
216.06231932.119	<p>5.5x8.5 From: E. H. Simmons To: Just telephoned Mrs. Esselstyn in Cadiz asking her to tell you to go ahead with the plans as originally outlined, on the basis that if necessary all stockholders will put up money to buy stamps for deeds and St. Louis Trust Company did not think the gift tax law applied.</p>
216.06241932.120	<p>5.5x8.5</p>

	<p>From: E. H. Simmons To: Esselstyn Could not understand much on the telephone today. At the request of the St. Louis Union Trust I had their lawyer draw up an agreement or contract for you to take the place of the original draft, but Mr. Harris though it was all wrong etc., so we are in a sense just where we started. We have another meeting Monday and we hope to get him to our way of thinking.</p>
216.06241932.121	<p>From: Esselstyn To: E. H. Simmons Mrs. Esselstyn received Miss Hartt's telephone call and what she was able to get seemed to be that I was to go ahead with the drawing of the deeds and that each stockholder would put the required stamps on their deeds. Telephone message indicated that the property was to be deeded to the stockholders but was turned down as they did not want to assume the individual liability and the next proposition was that the entire property was to be deeded to me. Please get stockholders views on following point – during liquidation whether it is 10 days or 10 years who is to pay the taxes, the cost of feeding and care of livestock? Are these expenses to be deducted from my 1/3 interest or from the stockholders 2/3? When these matters cleared up, I will give you my decision.</p>
216.06241935.122	<p>From: Esselstyn To: E. H. Simmons Your letter of the 22nd received. If property to be deeded to me, the deeds must have from \$100 to \$290 in stamps before they can be recorded and from what I can find out, they would eventually get me for about 6 ½ tax and I do not like the prospects of joining Al Capon at Atlanta. After thinking matters over, I believe the best thing to do is let the corporation continue as it is for this will only cost \$200 for the State Capital Stock Tax and will eliminate all deed taxes. The one big thing now is to raise enough money to pay the taxes before December 31st which amount to something between \$4000 and \$5000.</p>
216.06261932.123	<p>From: Esselstyn To: E. H. Simmons Herewith are returned the letters of Mr. Kauffman and Mr. Wells expressing their views regarding my compensation during liquidation of the Company's affairs. Mr. Kaufman's explanation is very clear. In regard to gift tax, there seem to be many different opinions on this matter. I believe the safest and best plan is the plan outlined in my letter of the 24th and hereby enclose a proposed power of attorney for the consideration of the stockholders</p>
216.06281932.124	<p>9.5x6 written in pencil From: E. H. S. To: J. N. E. Had a Hillman Stockholders meeting today, too late to re-deed the property as outline but got them to agree to deed the Hillman Ferry and Ferry lands to you personally. Will try to get you on phone now so you can write deed to ferry send it to me today sign and return; you can get it recorded before July 1st. Balance of arrangement to have Hillman Land Co make about same</p>

	arrangement with you 1/3 and 2/3 and give you power of attorney for Co. so you can sell and make deeds etc.
216.06201932.125	[Proposed] Agreement whereas the stockholders of the Hillman Land Company desire to close the affairs of said corporation hereby enter into this agreement, by its President on authority of said stockholders.
216.undated.126	13x8.5 written in pencil Copy of essential portion of Articles of Incorporation [216.05201932.99]
216.undated.127	2x7 Registered mail receipt From: Hillman Land Company To: E. H. Simmons
216.undated.128	2x7 Registered mail receipt From: Hillman Land Company To: Clerk of Livingston Count Court
216.undated.129	2x7 Registered mail receipt From: Hillman Land Company To: Mr. John G. Salmon, Clerk Hopkins Co. Court
216.01061920.130	2x7 Registered mail receipt From: Hillman Land Company To: Mr. Geo. I. Brannon, Clerk Trigg County Court
216.undated.131	13x8.5 Copy of change of Bylaws of Hillman Land Company changing date of Annual meeting and adding location of office to St. Louis. (3 copies)