

Deed, who being duly sworn, deposeth and sayeth that he saw the above named John Tate and Annie Tate whose names are subscribed thereto, sign, seal and deliver the same to the said Dealer Lbr. Co., Inc. that he, this deponent, subscribed his name as a witness thereto in the presence of the said John Tate & Annie Tate the day and year thersin mentioned.

Given under my hand and seal of said court at Canton, Miss, this 24 day of May, A.D. 1930.

(SEAL)

Aurie Sutherland, Clerk.

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E. D. Cotton and wife  
To Sale of Oil and Gas Royalty  
Pioneer Investment and  
Royalty Company

Filed for record the 3. day of June 1930 at  
8 o'clock A.M. and  
Recorded the 4th day of June, 1930.  
Aurie Sutherland, Clerk.

KNOW ALL MEN BY THESE PRESENTS:

That E. D. Cotton and Geraldine Cotton his wife of Madison, Miss, for and in consideration of the sum of Ninety & no/100 Dollars, (\$90.00), receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell, convey and set over unto Pioneer Investment and Royalty Company, A Common Law Trust (hereinafter called Grantee) of Jackson, Mississippi, its heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one-fourth interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following described tract of land (or any part thereof) situated in the County of Madison, State of Mississippi, described as follows, to-wit:

Lots 3-4-5- & 6 Block 1 Highland Colony and  
Lot 2 Block 5 Highland Colony in W $\frac{1}{2}$  of NE $\frac{1}{4}$  Sec. 13 Twp. 7 N. R. I E.  
Ninety acres more or less.

Also an undivided one fourth interest in all my right, title and estateunder and by virtue of any oil and gas mining lease, or other mineral lease, now or hereafter existing upon said premises, or any part thereof, including all rents and royalties accrued; and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, sinking shafts, mining, digging, extracting, taking and carrying away all of the oil, gas coal and other minerals in or under said lands, or that may be found therein or thereunder; and also the right to possession and use of so much of said premises at all times as may be necessary to the practical carrying out of the purposes and provisions of this grant.

To Have and to Hold, all the aforesigned estate, property and easement, together with all the singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Grantee its heirs, successors and assigns, in fee simple forever.

And the said E. D. Cotton and Geraldine Cotton, for themselves, heirs, successors and personal representatives, do hereby covenant and agree to and with said Grantee its heirs, successors and assigns, that at the delivery of these presents, they were lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple of, in and to all and singular the aforesaid premises and property; that they have good right to sell and convey the same, and warrants the same to be free, clear, discharged and unencumbered for and from all former grants, titles, charges, judgments, taxes, assessments and encumbrances of whatsoever kind and nature, except an oil and gas leasehold estate, hereinafter referred to, which is recorded in the office of the County Clerk of Madison County, Mississippi.

It is hereby expressly declared that whereas the land, particularly described in this conveyance is understood to be subject to an oil and gas mining lease in favor of Gulf Refining Co. it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and vest in said Grantee a one fourth interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Grantee had been at the date of making of said lease, the owner in a fee of a one fourth interest in and to the lands described, and himself one of the lessors therein.

And it is hereby further expressly declared that it is the true intent and purpose of this conveyance to pass to and vest in the said Grantee an undivided one-fourth interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantor's rights to operate for said minerals, and deal and contract with regard thereto, including the leasing thereof, as fully at all intent and purpose as if the said Grantee was the absolute owner of the entire title and estate in said lands.

IN WITNESS WHEREOF, we have set our hands this 29 day of May, 1930.

Witness:

Aleaze Bracy

A. D. Wright

STATE OF MISSISSIPPI

HINDS COUNTY

E. D. Cotton.

Geraldine Cotton.

Personally appeared before me, the undersigned officer in and for said County, in said State, the within named A. D. Wright one of the subscribing witnesses to the foregoing instrument of writing who being first by me duly sworn, upon his oath deposeth and saith that he saw the within named E. D. Cotton and Geraldine Cotton, whose names are subscribed thereto, sign and deliver the same to the said Pioneer Investment and Royalty Company that he, this deponent, subscribed his name as a witness thereto in the presence of the said E. D. Cotton and Geraldine Cotton and Aleaze Bracy; that he saw the other subscribing witness sign his name in the presence of said E. D. Cotton & Geraldine Cotton; and that the subscribing witnesses signed in the presence of each other, on the day and in the year therein mentioned.

A. S. Wright.

Sworn to and subscribed before me this 29th day of May, 1930.

H. O. Thompson, Notary Public.

My commission expires March 14, 1933.

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(SEAL)