

and assigns, the following described property, to-wit:

One half ($\frac{1}{2}$) of the oil, gas and other minerals, in and under and that may be produced from the following described lands situated in the County of Madison, Mississippi:

West half ($\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section fifteen (15);
West half ($\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) and the southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section twenty two (22); all in Township eight (8) North, Range one (1) West:

Also

West half ($\frac{1}{2}$) of Section twenty (20) less a thirty two (32) acre strip one hundred and twenty eight (128) rods North and South and forty (40) rods East and West on the West side of said tract, also less a twenty (20) foot strip off the Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) and the East half ($E\frac{1}{2}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section Twenty (20); all of Northwest Quarter ($NW\frac{1}{4}$) of Section twenty nine (29) North of the old Brownsville-Canton Road; Northeast quarter ($NE\frac{1}{4}$) less Seven (7) acres in the Southwest corner owned by C. L. McDowell of Section Thirty (30); also Twenty (20) acres on the North end of the East half ($E\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section thirty (30), all in Township Eight (8) North, Range one (1) West:

Also

West half ($\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) less twenty two (22) acres off the North end, and less fourteen and one half ($14\frac{1}{2}$) acres off the West side, and all of the Southeast quarter ($SE\frac{1}{4}$) West of the Clinton and Vernon Road, less Twenty (20) acres off the West side, all in Section nine (9), Township Eight (8) North, Range One (1) West.

No part of the above lands is a homestead or any homestead interest therein.

containing 935 acres more or less, together with the right of ingress and egress at all times for the purpose of exercising the right to remove and take from the said premises the said oil, gas and other minerals so sold.

It is understood between the parties hereto that this sale is made subject to an oil and gas lease executed in favor of Gulf Refining Company of La. and Kirley S. Woolery c/o Mag. Pot. Co. on the 2nd day of Feb. 1929, and recorded in the records of Madison County, Mississippi, made part hereof by reference; but covers and includes one half ($\frac{1}{2}$) of all the oil royalties and gas rentals or royalties due and to become due under the terms of said lease, and a like interest in all money rentals that may be hereafter paid in order to keep said lease in effect without drilling.

This sale is made for the consideration of the sum of Ten dollars \$10.00, cash in hand paid, receipt of which is hereby acknowledged.

IN WITNESS WHEREOF this instrument is signed on the 24th day of Jan. 1930.

Witness:

W. H. Bradley
M. B. Bradley

State of Mississippi)

Madison County)

Personally appeared before me W. B. Bradley and M. B. Bradley of the said County of Madison, who acknowledged that they signed, and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand, this the 24th day of Jan. A.D. 1930.

(SEAL)

P. E. Haley, Notary Public.

Ellen Milton
By Tip Ray, Sub trustee
To J. E. Maxwell

Filed for record the 27th day of Feb.
1930 at 2:30 o'clock P.M.
Recorded the 12th day of March 1930.

Aurie Sutherland, Clerk

WHEREAS, on the 22nd. day of January, 1929, Ellen Milton executed and delivered to J. J. Horton, trustee, a deed of trust to secure J. E. Maxwell in an indebtedness therein described, which deed of trust is of record in the Chancery Clerk's Office of Madison County, Mississippi, in Record Book BW at page 512 thereof; And,

WHEREAS, the trustee named in said deed of trust failed and refused to perform the duties of Trustee, and I was appointed as Substituted Trustee by the owner and legal holder of said indebtedness, as evidenced by instrument of record in said Clerk's office in Record Book C T, page 216, the same being duly recorded before the lands here described were advertised for sale; And,

WHEREAS, I was requested by the owner of said indebtedness to enforce the payment thereof by a sale of the property therein described, the indebtedness being at that time past due and unpaid; And,

WHEREAS, I did advertise said property for sale by posting a written notice thereof at the South door of the Court House in Canton, Mississippi, and by having copy of same published in the Madison County Herald, a newspaper of general circulation in said County, in the issues of January 31st., February 7th., February 14th., and February 21st., 1930, proof of said posting and publication in said paper being attached hereto as Exhibits to this deed; And,

WHEREAS, I did on this the 24th. day of February, 1930, at the hour of 3:30 o'clock P.M., offer for sale at the South door of the Court House in Canton, Mississippi at public out-cry, to the highest bidder for cash, the lands hereinafter described, when J. E. Maxwell appeared and bid therefor the sum of \$150.00, which bid being the highest and best bid offered, I did sell said lands to said J. E. Maxwell for said sum; And,

WHEREAS, the proceeds of said sale have been paid to me, and said amount credited on said notes, after first deducting the expenses incident to said sale; and whereas, I have done all things required by the terms of said deed of trust, and by the law in such cases, both precedent and subsequent to said sale;

NOW THEREFORE, in consideration of the premises and the payment to me of the sum of \$150.00 by the said J. E. Maxwell, I,

TIP RAY, Substituted Trustee,