

E. D. Cotton
Geraldine Cotton
To/Mineral Deed
Kirby S. Woolery

Filed for record the 16th, day March,
1929, at 8 O'clock, A. M., and
Recorded the 27th, day April, 1929.

W. B. Jones, Chancery Clerk,
By Cammie Parker, D. S.

The State of Mississippi)
County of Madison

Know all men by these presents:

That E. D. Cotton, his wife Geraldine Cotton, Madison, Miss. R. 2 of Madison County, State of Miss., hereinafter called Grantor, (whether one or More) for and in consideration of the sum of Sixty Dollars (\$60.00) cash in hand paid by Kirby S. Woolery a widower Box 1667, Dallas, Texas hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, transferred, assigned, set over and delivered and by these presents do grant, bargain, sell, convey, transfer, assign, set over and deliver unto the said Grantee, the following described property to-wit: One half of all the oil and gas and oil and gas rights, and other minerals and mineral rights in and under and that may be produced from the following described land, situated in the County of Madison and State of Mississippi, to-wit:

Lots 3, 4, 5 & 6 in Block # 1 & Lots 4 & 5 Block # 2 in Highland Colony situated in W $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 13, T. 7N. R. 1E. Containing 60 acres more or less. Together with the right to the Grantee his heirs, executors, administrators and assigns, of ingress and egress and the right at all times to enter upon, explore, develop, operate and occupy said lands for the production of oil, gas and other minerals or either of them, and for the storing, handling, transporting and marketing of the same, and all other minerals, and with the right of removing at any time and all property and improvements placed or erected on the premises by the Grantee or his assigns, including the right to pull and remove all casing.

Said land being now under an oil and gas lease executed in favor of Gulf Refining Co. of La., it is understood and agreed that this grant is made subject to the terms of said lease, but covers and includes one half ($\frac{1}{2}$) of all the oil royalty and gas rentals or royalty and royalty on other minerals due and to be paid by the lessee or his assigns under the terms of said lease from all mines and wells drilled or to be drilled on the land hereinabove described under the terms of said lease as though such lease covered said tract hereinabove described and no other.

It is understood and agreed that one half ($\frac{1}{2}$) the money rentals which may be due or paid from time to time to extend the terms within which a well or wells may be begun on the above described land under the terms of said lease is to be paid to and is hereby assigned to grantee, and in the event that the above described lease for any reason becomes cancelled, forfeited or inoperative in so far as it covers the land hereinabove described, then and in that event one half ($\frac{1}{2}$) of the lease interests, bonuses and all future rentals in said land hereinabove described for oil, gas and other minerals privileges shall be owned by said grantee, he owning one half ($\frac{1}{2}$) all oil, gas and other minerals and mineral rights in and under said land hereinabove described, together with one half ($\frac{1}{2}$) interest in all future rents therein.

It is expressly understood that if the oil and gas lease now encumbering said land should cover other lands in addition to that hereinabove described, grantees interest in the delay rentals payable thereunder shall be in proportion that the acreage hereinabove described bears to the total leased acreage, but the royalties and minerals right of grantee under this deed are confined solely to the tract of land hereinabove first described as though such lease covered said tract hereinabove described and no other.

Grantor further agrees that grantee his heirs, executors, administrators and assigns shall have the right at any time to redeem for grantor or his, heirs, executors, administrators and assigns by payment any deed of trust, taxes, judgments or other liens on the above described land in the event of default of payment by grantor and be subrogated to the rights of the holder or holders thereof.

To have and to hold the above described property, rights, interests and privileges, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee herein his heirs, executors, administrators and assigns, and does hereby bind himself his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said property, rights interests and privileges unto the said grantee his heirs, executors, administrators and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands this the 7th, day of March, 1929, all interlineations and erasures and variances from original printed form made and attached before signing.

Witnesses
W. L. Wood
K. McKay

E. D. Cotton
Geraldine Cotton

State of Mississippi)
County of Hinds

Personally appeared before me, the undersigned a Notary Public in and for said County, the within named W. L. Wood one of the subscribing witnesses to the within and foregoing instrument, who being first duly sworn, deposeth and saith that he saw the within named E. D. Cotton and his wife, Geraldine Cotton whose names are subscribed thereto, sign and deliver the same to the said Kirby S. Woolery, that he, this affiant subscribed his name as a witness thereto in the presence of the said E. D. Cotton and Geraldine Cotton and that he saw the other subscribing witness sign the same in the presence of the said E. D. Cotton and Geraldine Cotton and that the witnesses signed in the presence of each other, on the day and year therein named.

W. L. Wood.

Sworn to and subscribed before me this 9th, day of March, 1929.
Witness my hand and seal of office this 9th, day of March, 1929.

(SEAL)

Lillian McMullin
Notary Public