

the said grantee, his heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any valid and subsiding oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee but for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed, in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto grantee, his heirs, successors and assigns.

Witness the signature of the grantor this 2 day of April, 1930.

Witnesses
C. D. Pace
Tom Baker

Florida Lee

State of Mississippi,
County of Madison

Personally appeared before me a Notary Public of the said County of Madison the within named Florida Lee who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand, this the 4 day of April, A. D., 1930.

J. S. Clark Justice of the Peace
in and for Madison County,
Mississippi.

(SEAL)

V V

Robert Sampson
Roxanna Sampson
To/Sale of Oil and Gas Royalty
M. L. Dewees

Filed for record the 10th, day
April, 1930, at 11 O'clock, A.M.,
Recorded the 11th, day April, 1930

Aurie Sutherland, Chancery Clerk,
Cammie Parker, Deputy Clerk.

KNOW ALL MEN BY THESE PRESENTS:

That Robert Sampson and (wife) Roxana Sampson of Madison, Mississippi, for and in consideration of the sum of _____ Dollars, (\$ _____), 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 M. L. Dewees or his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one-half 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:

West one half ($\frac{W}{2}$) of Southeast quarter (SE $\frac{1}{4}$) of North West quarter (NW $\frac{1}{4}$) of Sec. 12 T 7, R 1 East.

Also an undivided one half interest in all my right, title and estate under and by virtue of any oil 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, sinkind 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 purpose and provisions of this grant.

To have and to hold, all the aforegranted estate, property and easement, together with all and singular privileges and hereditaments thereunder belonging or appertaining, unto the said grantee their heirs, successors and assigns, in fee simple forever.

And the said grantee, for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said grantee heirs, successors and assigns, that ~~themselves~~ at the delivery of the presents, they are 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 warrant the same to be free, clear, discharged and unencumbered of 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 Record owner. 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-half 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 half interest in and to the lands described, and himself one of the lessors therein.

It is hereby further expressly declared that is the true intent and purpose of this conveyance to pass to and vest in the said grantee an undivided one-half 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 right to operate for said minerals, and deal and contract with regard thereto, including the leasing thereof, as fully to all intent and purpose as if the said grantee was the absolute owner of the entire title and estate in said lands.

In testimony whereof, they have set their hands this ____ day of ____ 193____

Witnesses C. D. Pace
Arthur Gray

Robert Sampson
Roxanna Sampson

Original & Cancelled this 3/9/63
El Cajon Chancery Clerk