

and to all oil, gas, and mineral rights in and under that certain tract of land, situated in Madison County, Mississippi, and described as follows: To wit:-

N $\frac{1}{2}$ N $\frac{1}{2}$ Less 10 A. off S. End. Sec. 2 T 10 R 4 E - - 150 as.
10 a. off W. side S $\frac{1}{2}$ SE $\frac{1}{4}$ & S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec - 35 T 11 R 4 E 90 ac.

This conveyance is subject to a certain oil and gas lease, executed by me to A. Miller dated the 30th day of May, 1925, and recorded in Book C. F. page 275 of the deed records of Madison County, Mississippi, this reference is here made.

This transfer also conveys the bonus, rentals, and royalties, which may be due or become due and payable under said lease, together with all of the rights and privileges necessary for the operation and development of said premises, for oil, gas, and minerals, and also the right to erect such improvements and equipments upon said premises for the purpose of removing said minerals from said premises.

To have and to hold the above described property, rights and privileges unto the said Q. D. Spruill his heirs and assigns forever, and we do hereby warrant the title of the above described rights and privileges unto the said Q. D. Spruill, his heirs and assigns forever, against every person claiming or to claim the same forever.

Witness my signature this ____ day of ____ 1926.

Jack W. Spruill
D. F. Spruill

Ben Luckett
Fannie Luckett

State Of Mississippi)
County of Madison)

Personally appeared before the undersigned Notary Public for the City of Canton, in said County, the within named D. F. Spruill, one of the subscribing witnesses to the foregoing deed, who being first duly sworn, deposeth and saith that he saw the above named Ben Luckett Fannie Luckett whose names are subscribed thereto, sign and deliver the same to the above named Q. D. Spruill, and that he this deponent, subscribed his name as a witness thereto in the presence of the said Ben Luckett & Fannie Luckett and that he saw the other subscribing witness Jack W. Spruill sign the same in the presence of the said Ben Luckett & Fannie Luckett and in the presence of each other, on the day and year therein named.

In testimony whereof, witness my hand and seal of office this the 1st day of May, 1926.

(SEAL)

S. M. Riddick, Notary Public.

Tip Ray
To/Royalty Deed
H. A. Comfort

Filed for record the 1st day of May,
1926 at 10:45 o'clock A.M.
Recorded the 24th day of May, 1926.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

I, TIP RAY of the County of Madison and State of Mississippi, in consideration of the sum of \$1.00 & other valuable consideration, to me in hand paid by H. A. COMFORT, receipt of which is hereby acknowledged, have granted, sold, and conveyed, and by these instruments, do grant, bargain, sell, and convey unto the said H. A. Comfort, (an undivided 1/8 interest in and to all oil, gas and mineral rights in and under that certain tract of land, situated in Madison County, State of Mississippi and described as follows, to wit:

Ninety five acres more or less near Sharon Madison County, Mississippi, being twenty five acres off east side east half of south west quarter and west half of south east quarter less seventeen acres off of south end of Section thirty one, Township ten, Range 4 East; Also lot adjoining known as Doctor J P OLeary Old residence lot, and being same lands deeded by Mary J OLeary in Book WW., page 47 of the records of said County, and being all land owned by the undersigned in said County.

If no oil or gas found on above land in commercial quantities in 10 years from this date this conveyance shall be void.

This conveyance is subject to a certain oil and gas lease, executed by me to NO ONE dated the ____ day of ____ and recorded in Book ____ page ____ of the deed records of Madison County, Mississippi, this reference is here made.

This transfer also conveys the bonus, rentals, and royalties, which may be due or become due and payable under said lease, together with all of the rights and privileges necessary for the operation and development of said premises, for oil, gas, and minerals, and also the right to erect such improvements and equipments upon said premises for the purpose of removing said minerals from said premises.

To have and to hold the above described property rights and privileges unto the said H. A. Comfort, his heirs and assigns forever, and we do hereby warrant the title of the above described rights and privileges unto the said H. A. Comfort, his heirs and assigns forever, against every person claiming or to claim the same forever.

Witness my signature this 1st day of May, 1926.

TIP RAY

State of Miss.,)
County of Madison)

Personally appeared before me, the undersigned authority duly commissioned and qualified to take and certify acknowledgments in and for said County and State, the within named Tip Ray, who acknowledged to me that he signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal this the 1st day of May, 1926.

(SEAL)

R. E. Spivey, Jr., Notary Public.