

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 aforegranted estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Grantee his heirs, successors and assigns, in fee simple forever.

And the said Grantors, for them selves their heirs, successors and personal representatives, do hereby covenants and agree to and with said Grantee his heirs, successors and assigns, that at the delivery of these present, he is lawfully seized in his 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 he has good right to sell and convey the same, and warrants 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 has 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.

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-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 rights 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 WITNESS WHEREOF, they have set their hand this _____ day of _____ 193__.

Witness:

William Lee.

Albert Powell

Octavia M. Powell.

STATE OF MISSISSIPPI
MADISON COUNTY

Personally appeared before me, the undersigned Notary Public in and for the said County, in said State, the within named Albert Powell and Octavia M. Powell who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand, this the 27th day of May, A.D. 1930.

(SEAL)

Jno. W. Cox, Notary Public.

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R Dan F. Covington
E. J. Boyd
E. C. Taylor
(Mount Zion Baptist Church)
To/W. D.
S. M. Riddick

Filed for record the 11th, day June, 1930, at 3:15 o'clock, P. M., and Recorded the 11th, day June, 1930.

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

For and in consideration of the sum of Six Hundred & No/100 Dollars (\$600.00), cash in hand to us paid by S. M. Riddick, the receipt whereof is hereby acknowledged, We, Dan F. Covington, E. J. Boyd and Essie Taylor, Trustees of Mt. Zion Baptist Church, of Canton, Mississippi, do by these presents convey and warrant unto the said S. M. Riddick the following described lot or parcel of land being, lying and situated in the City of Canton, County of Madison, and State of Mississippi, to-wit:

That certain lot upon which formerly stood old Mr. Zion Baptist Church Building, said lot being on the South side of West North Street and fronting on said Street 87 feet and running back South 110 feet; and being further described as: Beginning at the N.E. corner of the lot now owned and occupied by the Federal Compress & Warehouse Co., thence South along the East line of said Compress lot 110 to a stake on the margin of a small drain ditch, thence East along the North Margin of said drain 87 feet, more or less, to the property of the City of Canton, thence North along the West margin of said City property (a small drain or ditch being the dividing line) 110 feet to the South margin of said West North Street, and thence along the South margin of said Street 87 feet to the point of beginning:

Together with all buildings and improvements thereon located and situated. Witness our signatures this the 6th day of June, 1930.

Dan F. Covington
E. C. Taylor
E. J. Boyd

State of Mississippi,
Madison County.

Personally appeared before the undersigned authority within and for said County, Dan. F. Covington, E. J. Boyd and Essie C. Taylor, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as and for the act and deed of the Mt. Zion Baptist Church, of Canton, Mississippi, as the Trustees thereof and thereunto lawfully authorized.

Given under my hand and official seal this the 10 day of June, A.D., 1930.

My Com. expires May 24, 1934.

(SEAL) M. F. Simpson Notary Public

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