

John Jefferson Jr.
Gertrude Jefferson
To/Mineral Deed
Kirby S. Woolery

Filed for record the 21st, day March
1929, at 8 O'clock, A. M., and
Recorded the 25th, day March, 1929.

W. B. Jones, Chancery Clerk;
By Cammie Parker, D.C.

The State of Mississippi)
County of Madison

Know all men by these presents:

That John Jefferson, Jr., and his wife Gertrude Jefferson of Route 2, Madison Station, of Madison County, State of Mississippi, hereinafter called Grantor, (whether one or more), for and in consideration of the sum of Eighty and No/100 Dollars (\$80.00) cash in hand paid by Kirby S. Woolery, a widower of Dallas, Texas, Box 1667 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 rights and interest, to-wit: Undivided 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:

The Southeast quarter (SE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) and the Southwest quarter (SW $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) less 4 acres described as beginning at the Northeast corner of said Southwest quarter (SW $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) and running thence S. 2.5 chains, thence West 16 chains, thence North 2.5 chains, thence East 16 chains to beginning; and 4 acres off of West side of South half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), all in Section Two (2), Township Seven (7), Range One (1) east, containing 80 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 rights and privileges necessary and incident to or convenient for the economical operation of said land for the production of said minerals, and with the right of removing at any time any 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 (not under lease), 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 oil royalty and gas rental or rental or 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 ($\frac{1}{2}$) of the money rentals which may be due or paid from time to time to extend the term 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 mineral 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 mineral rights 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 of holders thereof.

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

Witness our hands this the 11th, day of March, 1929, all interlineations and erasures and variances from original printed form made and attached before signing.

Witnesses W. L. Wood.
M. McKay

John Jefferson Jr.
Gertrude Jefferson

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, who being first duly sworn, depose and said that he saw the within named John Jefferson, Jr., and his wife, Gertrude Jefferson 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 John Jefferson, Jr., and Gertrude Jefferson and that he saw the other subscribing witness sign the same in the presence of the said John Jefferson, Jr., and Gertrude Jefferson 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 12th, day of March, 1929.

Witness my hand and seal of office this 12th, day of March, 1929.

-(SEAL)

Lillian McMullin, Notary Public