

15' E. 57 feet; S. 26° 00' E. 56' to the intersection of the West right of way line of the GC&SF Railroad with the old run of Sandy Creek, which point is 100' West of and at right angles to the center line of said Railroad;

7.0.29Ac  
THENCE following the West right of way line of said GC&SF RR, which right of way line is 100' West of and at right angles from the center line of said Railroad as follows: S. 3° 46' W. 192'; S. 1° 14' E. 138 feet; S. 5° 44' E. 187 feet; S. 11° 44' E. 116 feet; S. 16° 34' E. 177 feet; S. 22° 19' E. 168 feet; S. 26° 00' E. 190 feet; S. 30° 49' E. 1631 feet to the place of beginning containing 64.206 acres of land, from which there is excepted and not intended to be conveyed hereby the following tract of land: a tract of 0.029 acres conveyed for cemetery purposes, with perpetual easement of ingress and egress as stipulated in deed dated October 17, 1910, recorded in Volume 15, Page 591 of the Deed Records of Jasper County, Texas, to John H. Seale by The Texas Company, leaving actually conveyed hereby 64.177 acres of land, more or less.

The minerals hereby conveyed were reserved in deed of the surface dated September 27, 1944, from The Texas Pipe Line Company to J. W. Pedigo, reference to said deed being here made for all particulars. The Texas Pipe Line Company grants The Texas Company all rights reserved in said deed with reference to said minerals, except the pipe line easements referred to.

TO HAVE AND TO HOLD the oil, gas and other minerals underlying the above described premises, together with all and singular the rights thereto in anywise belonging, unto the said The Texas Company, its successors and assigns forever, and the said The Texas Pipe Line Company does hereby bind itself, its successors and assigns to warrant and forever defend the title to said oil, gas and mineral rights to The Texas Company, its successors, and assigns against every person who==soever claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, The Texas Pipe Line Company has caused this instrument to be executed by A. S. Bailey its vice President, and its corporate seal affixed on this 18 day of November, 1944.

ATTEST:

[Signature]  
Secretary.

THE TEXAS PIPE LINE COMPANY

By [Signature]  
vice President