

he is the lawful owner of the said lease and rights and interests thereunder and of the personal property thereon or used in connection therewith; that the undersigned has good right and authority to sell and convey the same, and that said rights, interest and property are free and clear from all liens and incumbrances, and that all rentals and royalties due and payable thereunder have been duly paid and that the undersigned will warrant and defend the same against the lawful claims and demands of all persons whomsoever, by, through, and under him only.

In Witness Whereof, The undersigned owner and assignor has signed this instrument this 28th day of March 1950.

W. F. Bateman

THE STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. F. Bateman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 28th day of March A.D. 1950.

Seal

George J. Roeber
Notary Public in and for Bexar County, Texas.

I HEREBY CERTIFY that the foregoing instrument was filed for record on the 30th day of March, 1950 at 8:00 o'clock A.M. and recorded on the 12th day of April, 1950 at 1:00 o'clock P.M.

Henry J. Koenig, County Clerk,
DeWitt County, Texas
By Gladys Volker Deputy.

Seal

H. H. COOPER

MINERAL DEED TO MINERAL DEED

SHELL OIL COMPANY

KNOW ALL MEN BY THESE PRESENTS: That H. H. Cooper of the State of Texas, County of Bexar, hereinafter called "GRANTOR" (whether one or more), for and in consideration of the sum of Ten Dollars and other valuable consideration this day paid by SHELL OIL COMPANY, hereinafter called "GRANTEE", the receipt and sufficiency of which are hereby fully acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY UNTO the said GRANTEE all of GRANTOR'S interest in the oil, gas, sulphur and other minerals, whether similar or dissimilar, in, on and under the following described land situated in the County of DeWitt, State of Texas, to-wit:

All that certain tract or parcel of land situated in DeWitt County, Texas described by metes and bounds as follows:

BEGINNING at a 2" iron pipe, such point being the West corner of the tract here described and also an inside corner of the old Roy Hollan 194 acre tract, and being South 43 deg. 35' West 18.0 varas from the South Corner of a 176 tract of land in the Charles P. Delmas 1/3 League in said County now owned by Mrs. Lue Goode and her children;

THENCE North 43 deg. 35' East at 18.0 varas passing said Goode's corner, and continuing on a total distance of 347.2 varas along and with the fence dividing this tract and the Lue Goode et al 176 acre tract to a 2" iron pipe, it being the North corner of this tract and also the west corner of a 175.4 acre tract owned by D. G. McManus;

THENCE South 43 deg. 07' East 830.2 varas with and along the fence line separating this tract and the D.G. McManus 175.4 acre tract to a fence corner;

THENCE South 45 deg. 53' West 366.2 varas with and along a fence separating this tract and the D.G. McManus 175.4 acre tract to the intersection of the fence line dividing this tract from the Edwin Steinmann 173 acre tract;

THENCE with said fence line following its meanders, as follows:

- North 46 deg. 54' West 81.0 varas;
- North 25 deg. 57' West 83.8 varas;
- North 42 deg. 53' West 351.4 varas to a fence corner;

such corner being the East corner of the above mentioned Roy Hollan 194 acre tract, and also the North corner of the Edwin Steinmann 173 acre tract;

THENCE North 43 deg. 21' West along the fence line separating this tract and the 194 acre Roy Hollan tract 304.3 varas to the place of beginning and containing 51.5 acres of land, more or less, in the Charles P. Delmas 1/3 League. H.H.C.

GRANTOR expressly agrees to deliver to GRANTEE any supplemental instrument deemed necessary or requested by GRANTEE for a more complete or accurate description of said land. H.H.C.

For the same consideration, and as a part of the interest hereinabove conveyed, GRANTOR hereby GRANTS, BARGAINS, SELLS and CONVEYS unto the GRANTEE all of GRANTOR'S interest in all of the royalties, rentals and other benefits, including money rentals payable for delaying drilling operations, accruing under any present valid oil, gas or mineral lease which covers the land hereinabove described, or any part thereof, and of which GRANTEE has actual or constructive notice, in so far as same accrue on account of, or are applicable to, said land or any part thereof. Should said lease cover a less interest in the oil, gas, sulphur or other minerals than the entire and undivided fee simple estate nevertheless the interest in the royalties, rentals and benefits, including money rentals payable for delaying drilling operations hereby conveyed shall be the same as though said lease covered said entire fee simple estate.

GRANTOR hereby further grants unto GRANTEE the rights of ingress and egress to said land at all times for the purpose of exploring, drilling, mining and operating for, producing, owning, storing and transporting oil, gas, sulphur and all other minerals, with the right to remove at any time any and all property of whatever kind or character placed on said premises by GRANTEE.

GRANTEE shall have the right at any time to pay or reduce for GRANTOR, and GRANTOR'S successors and assigns, either before or after maturity, any mortgages, taxes or other liens or interest and other charges on said land and to be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD the above described oil, gas, sulphur and other minerals and the rights herein granted, all and singular, unto the said GRANTEE and GRANTEE'S successors and assigns forever; and GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, administrators and successors to warrant and forever defend all and singular the said oil, gas, sulphur and other minerals and the rights herein granted unto the said GRANTEE and GRANTEE'S executors, administrator successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of March, 1950.

H. H. Cooper
(H. H. Cooper)
Milam Building
San Antonio, Texas

THE STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared H. H. Cooper known to me to be the person