

appertaining, unto the said G. W. Carney, his heirs, successors and assigns, in fee simple forever.

And the said Stanford Berryhill and Caroline Berryhill, for themselves, their heirs, successors and personal representatives, do hereby covenant and agree to and with said G. W. Carney, his heirs, successors and assigns that at the delivery of these presents, they are lawfully seized on their 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 they have 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, judgements, 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 Tulsa County, Oklahoma.

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 John B. Brown, 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 G. W. Carney, a one half ($\frac{1}{2}$) interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said G. W. Carney has been on the date of the making of said lease, the owner in fee of a one-half ($\frac{1}{2}$) 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 G. W. Carney, an undivided one half ($\frac{1}{2}$) 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 intents and purposes as if the said G. W. Carney was the absolute owner of the entire title and estate in said lands, with right in the grantor to repay one half ($\frac{1}{2}$) of all expenses and receive one half ($\frac{1}{2}$) of the net profits.

In witness whereof, we have set our hands this 10th day of January, 1923.

Witness:

Stanford Berryhill,
Caroline Berryhill.

State of Oklahoma)

County of Tulsa)

Before me, the undersigned, a Notary Public, in and for said county and state, on this 10th day of January, 1923, personally appeared Stanford Berryhill and Caroline Berryhill, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires Mar 23, 1924.

(SEAL) V. Cumby, Notary Public.

Filed for record in Tulsa County, Okla. on Jan 12, 1923, at 11:50 A.M. and duly record in Tulsa County, Okla. in book 432, page 260, By Brady Brown, Deputy.

(SEAL)

O. G. Weaver, County Clerk.

218890 - BH COMPARED

NAL REVENUE

GENERAL WARRANTY DEED.

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