

title and interest therein, to-wit:

An undivided one half interest in all of the oil, gas, coal and other minerals now, or at any time hereafter lying in or under the following described tract of land (or any part thereof) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 31, township 17 north, range 14 east,

Also an undivided one half interest in all my right, title and estate, under and by virtue of an 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 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.

(a) All rights hereunder shall cease and determine unless oil or gas is being produced on said land in paying quantities on and at April 1, 1927, in which event all rights hereunder shall continue and be in force so long as oil or gas is produced in paying quantities from said land. And, it is further understood that the grantee herein, Maudie E. Adamson, and her successors and assigns shall be entitled to all rents and royalties reserved to the lessor under any other lease now on said land or hereafter placed thereon, under which oil or gas is being produced in paying quantities on and at April 1, 1927.

To have and to hold, all the aforesaid estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Maudie E. Adamson, her heirs, successors and assigns, in fee simple, forever.

And to said Dan A. White and Mary A. White, for themselves, their heirs, successors and personal representatives, do hereby covenant and agree to and with said Maudie E. Adamson, her heirs, successors and assigns, that at the delivery of these presents they are lawfully seized in 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, judgments, taxes, assessments 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 Maudie E. Adamson, dated April 1, 1924, 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 Maudie E. Adamson, 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 Maudie E. Adamson, had been at the date of making of said lease, the owner in fee of a one half interest in and to the lands described, and herself 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 Maudie E. Adamson an undivided one half interest in all the mineral and mineral rights in the lands first described herein, or that at anytime may be found therein or thereunder, and all grantor's rights to operate