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54370

MINERAL DEED

Date: September 23, 2003

Grantor: WILFRED D. WEBB

Grantor's Mailing Address: 1720 Ranch Road 12
San Marcos, Texas 78666
in Hays County

Grantee: TERESA ANN JONAS and JOHN WARREN WEBB

Grantee's Mailing Address:

Teresa Ann Jonas
5931 Highland Hills Drive
Austin, Texas 78731
in Travis County

John Warren Webb
214 Park Lane
Oliver Springs, TN 37840
in Roane County

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Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

All of Grantor's undivided interest, such being an undivided one-eighth (1/8) interest, in and to all oil, gas, and other minerals in and under and that may be produced from that 97.6 acres of land, more or less, a part of the James McKnight Survey, Abstract No. 384, Nacogdoches County, Texas, and being the same land described in that certain Deed dated November 2, 1943, from Janie Warren Davis, surviving widow of W.F. Davis, to Ed Hoya and L.L. Jasper, recorded in Volume 159, Page 440, Deed Records, Nacogdoches County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

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Margaret D. Webb, whose Will was probated in Cause No. 9223-P in the County Court of Hays County, Texas, was the deceased wife of Grantor and one of the four children and heirs of Janie Warren Davis.

When the context requires, singular nouns and pronouns include the plural.

WILFRED D. WEBB

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STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on this the 23 day of September, 2003, by WILFRED D. WEBB.

Notary Public - State of Texas

NOTARY PUBLIC STATE OF TEXAS
H.C. KYLE, III
Notary Public
State of Texas
Comm. Exp. 11-30-2004

Texas Royalty Brokers

PREPARED IN THE LAW OFFICE OF:

H. C. KYLE, III
KYLE, WALKER & GOSSETT
P. O. Box 1708
San Marcos, Texas 78666

Return to

c:\mydocuments_KWG\RE\Webb\hc 23393 Mineral Deed

RETURN TO:
H.C. Kyle, III
Attorney at Law
P.O. Box 1708
San Marcos, Texas 78667

Texas Royalty Brokers

Filed for Record in:
Nacogdoches County
On: Sep 25,2003 at 01:43P
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By,
Carol Wilson, County Clerk

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