

106 MAY 12 1994
VOL 159 PG 451

WARRANTY DEED

002961

THE STATE OF TEXAS §
COUNTY OF UPSHUR §

KNOW ALL MEN BY THESE PRESENTS:

That We, O. V. Melton and wife, Bettie Lynette Melton, of the county of Gregg, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to me in hand paid by Conrad Coppedge, P. O. Box 310, Ore City, Texas 75683 as follows: Cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Conrad Coppedge of the County of Upshur, State of Texas, all that certain tract or parcel of land described as follows:

A strip of land one hundred feet (100 ft) wide being fifty (50) feet on either side of center line of the Port Bolivar Iron Ore Railway as located; BEGINNING on the South line of said tract at station 1046+00 a distance of 957. Also a strip of land two hundred (200) feet wide, being one hundred (100) on either side of said center line of Port Bolivar Iron Ore Railway as now located. BEGINNING at Station 1045+00 and running to the North line of said tract at Station 1051+84 a distance of 584 a distance of 584 feet. Containing 4.9 acres more or less. Being a part of Britton Head Right Survey. This being the same land conveyed to the Port Bolivar Iron Ore Railway Company on December 30, 1910, by J. R. Robertson as recorded in Volume 25, page 39 of the Deed Records of Upshur County, Texas.

This conveyance is made subject to all prior mineral and/or royalty reservations, restrictions and conveyances of record; restrictions of record; and easements of record or apparent from visual inspection, if any.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Conrad Coppedge, his heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Conrad Coppedge, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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WITNESS our hands at Languish, Texas, this 12 day
of May, 1994.

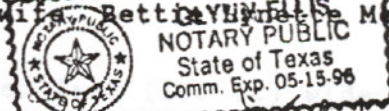
O. V. Melton
O. V. Melton

Bettie Lynette Melton
Bettie Lynette Melton

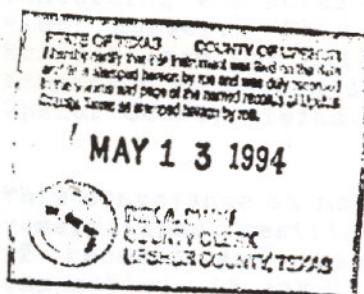
THE STATE OF TEXAS §

COUNTY OF Dez §

This instrument was acknowledged before me on the 12th day of
May, 1994, by O. V. Melton and wife Bettie Lynette Melton.



[Signature]
Notary Public, State of Texas
My commission expires: 5-15-96



FILED
REX A. SHAW
COUNTY CLERK
94 MAY 13 AM 8:42
UPCHUR COUNTY, TX.
BY KC
DEPUTY