

IN TRUST, NEVERTHELESS, for the sole and separate use and benefit of the said Bill B. Bozeman for and during the term of his natural life. On his death said property will vest absolutely and in fee simple in the children of Bill B. Bozeman their heirs and assigns forever, share and share alike. However, should any of the said children be under the age of twenty-one years at the time of his death, then and in that event, said minor child's interest will vest in Ann G. Bozeman as Trustee for said minor child or children. At such time as said child or children reach the age of twenty-one years, the said Ann G. Bozeman shall convey by fee simple general warranty deed said child's share to the child to be his or hers absolutely and in fee simple. The Trustee, Bill B. Bozeman, or his successor, Ann G. Bozeman, is authorized and directed to hold legal title to said property, to collect the rents and profits, to pay taxes, fire insurance premiums, and to pay all other expenses and do all other acts necessary and proper, to manage, lease or otherwise deal in said property. After deducting all necessary expenses, the net proceeds derived from said property shall be paid to the said Bill B. Bozeman not less often than annually, during the term of his natural life. The Trustee is hereby given full power to sell, mortgage, lease or rent said property, giving any purchaser a fee simple general warranty deed thereto, and to reinvest the proceeds thereof as said Trustee deems prudent and advisable, under the terms of this trust. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of any sale or mortgage.