

Grantor hereby covenants with Grantee: (1) that Grantor is seized of said premises in fee simple and has good right to convey the same; (2) that Grantee shall quietly enjoy said premises; (3) that said premises are free from all encumbrances; (4) that Grantor will execute or procure any necessary further assurances of the title to said premises; and (5) that Grantor will forever warrant and defend the title to said premises against the claims of all persons whomsoever. The foregoing covenants shall be joint and several shall bind the heirs, administrators, executors, successors and assigns of Grantor, and shall inure to the benefit of the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its President, duly thereunto authorized, and sealed with its corporate seal and attested by its Secretary, on the day and year first above written.

KINGROADS DEVELOPMENT CORPORATION,

WITNESSES:

By J. C. Phelan  
President

Ruby M. Eskew

Dan L. Houston

Attest: B. B. [Signature]  
Secretary

(Continued on next page)