

Feedmill

324 acres

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED 01302806

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THE STATE OF TEXAS §
COUNTY OF FREESTONE §
COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS:

Date:

July 10, 2013

Grantors:

JOY BROWN MASSEY, a feme sole

Grantors' Mailing Address:

5236 F. M. Road 1990,
Palestine, Texas 75801

Grantee:

SANDERSON FARMS, INC.

Grantee's Mailing Address:

Post Office Box 988,
Laurel, Mississippi 39441-0988

Consideration:

Ten and No/100 (\$10.00) Dollars together with other good and valuable consideration, the receipt of which is hereby expressly confessed and recognized by Grantor.

Property:

TRACT ONE:

Being all that certain tract, lot or parcel of land, containing 324.666 acres of land, located and situated partially in the SARAH LAUDERDALE SURVEY, A-372, the JOHN T. VIOLETT SURVEY, A-626 the WILLIAM W. NICHOLS SURVEY, A-775, and the JOEL HAMILTON SURVEY, A-273 in FREESTONE COUNTY, TEXAS, and also being situated partially in the WILLIAM W. NICHOLS SURVEY, A-1192 the JOEL HAMILTON SURVEY, A-1290 and the WILLIAM VON ROEDER SURVEY, A-897 in LEON COUNTY, TEXAS, being more particularly described by metes and bounds description in the attached Exhibit "A", which is referred to the same as if set forth at length herein and is made a part hereof for all pertinent purposes.

TRACT TWO - EASEMENT:

Being a 30 foot ingress and egress easement along the Northwesterly line of the 7.879 acre tract described in Exhibit "A" attached hereto and said easement shown on plat of survey dated 10/3/1996, prepared by Martin James Raymond, R.P.L.S. No. 1858, attached hereto as Exhibit "B" and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the

property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any applicable governmental entities; and payment of taxes for this and subsequent years of ownership being the responsibility of Grantee.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, and Grantee's successors and assigns forever. Grantor hereby binds Grantor and Grantors' heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty as may be herein contained.

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

EXECUTED this 10 day of **July, 2013**.

THE STATE OF TEXAS §
 §
COUNTY OF ANDERSON §

Joy Brown Massey
JOY BROWN MASSEY

This instrument was acknowledged before me on this 10 day of **July, 2013**, by **JOY BROWN MASSEY**.



Jo Wiggins
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
Texas First Title Company, LLC
Post Office Box 2458
Palestine, Texas 75802

TRACT I

BEING a 324.666 acre tract of land situated partially in the Sarah Lauderdale Survey, Abstract No. 372, the John T. Violet Survey, Abstract No. 626, the William W. Nichols Survey, Abstract No. 775, the Joel Hamilton Survey, Abstract No. 273, in Freestone County, Texas, and also being situated partially in the William W. Nichols Survey, Abstract No. 1192, the Joel Hamilton Survey, Abstract No. 1290, and the William Von Roeder Survey, Abstract No. 897 in Leon County, Texas, and being that same called 324.300 acre tract of land described in a Warranty Deed with Vendor's Lien to Joy B. Massey, recorded in Volume 1466, Page 354 of the Official Records of Freestone County, Texas (O.R.F.C.T.), with said 324.666 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP" (hereafter referred to as "cap") in the southerly line of that certain called 332.179 acre tract of land described in a Cash Deed to Wesley D. Ratliff and wife, Marie D. Ratliff, recorded in Volume 1378, Page 367, O.R.F.C.T. marking the northwest corner of the herein described tract and the northeast corner of that certain called 7.879 acre tract of land described in a Cash Warranty Deed to Bruce G. Babb, recorded in Volume 1226, Page 423, O.R.F.C.T., from which a bent 1/2 inch iron rod found bears South 51degrees 09 minutes 22 seconds West, a distance of 1.56 feet, and from which a 1 inch iron pipe found bears South 75 degrees 18 minutes 58 seconds West, a distance of 531.23 feet, with said pipe marking the northwest corner of said Babb tract and the southwest corner of said Ratliff tract;

THENCE North 75 degrees 18 minutes 58 seconds East, along the southerly line of said Ratliff tract and the northerly line of said Massey tract, a distance of 1,153.81 feet to a 3/8 inch iron rod found marking an ell corner of said Ratliff and Massey tracts;

THENCE South 55 degrees 26 minutes 45 seconds East, along the southwest line of said Ratliff tract and the northeast line of said Massey tract, a distance of 3,180.70 feet to a 3/8 inch iron rod found in the northwest Right-of-Way (R.O.W.) line of the Missouri Pacific Railroad (formerly known as the I. & G. N. Railroad, having a 200 foot wide R.O.W.), marking the southeast corner of said Ratliff tract and the northeast corner of said Massey tract;

THENCE South 40 degrees 10 minutes 42 seconds West, along said northwest R.O.W. line of the Missouri Pacific Railroad and the southeast line of said Massey tract, a distance of 6,220.39 feet to a 3/8 inch iron rod found marking the most southerly corner of said Massey tract and the easterly corner of that certain called 192.44 acre tract of land described in a Warranty Deed to Harold Stone and Patty Jean Stone, recorded in Volume 1505, Page 137, O.R.F.C.T.;

THENCE North 32 degrees 50 minutes 19 seconds West, departing said northwest R.O.W. line of the Missouri Pacific Railroad, along the southwest line of said Massey tract and the northeast line of said Stone tract, at a distance of 1,725.93 feet passing a 1/2 inch iron rod found marking the most northerly corner of said Stone tract and the east corner of that certain called 115.66 acre tract of land described in a Warranty Deed with Vendor's Lien to Stanley Stevens and wife, Sylvia Stevens, recorded in Volume 1108, Page 766, O.R.F.C.T., and continuing for a total distance of 2,838.71 feet to a 5/8 inch iron rod set with "cap" in the southeast line of that certain called 46.05 acre tract of land described in a Special Warranty Deed with Life Estate granting one-half (1/2) interest to Margie Thompson, recorded in Volume 1531, Page 532, O.R.F.C.T., with said rod marking the most westerly corner of said Massey tract and the most northerly corner of said Stevens tract;

EXHIBIT "A"
PAGE TWO

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THENCE North 58 degrees 09 minutes 44 seconds East, along the southeast line of said Thompson tract and the northwest line of said Massey tract, a distance of 1,462.21 feet to a 5/8 inch iron rod set with "cap" marking the most easterly corner of said Thompson tract and the most southerly corner of that certain called 95.5 acre tract of land described in a Warranty Deed granting two-thirds (2/3) interest to Nicholas Colbert, recorded in Volume 929, Page 850 of the Deed Records of Freestone County, Texas (D.R.F.C.T.);

THENCE North 56 degrees 44 minutes 51 seconds East, along the southeast line of said Colbert tract and the northwest line of said Massey tract, a distance of 2,266.63 feet to a 0.5 foot square concrete monument found marking an inner ell corner of said Massey tract and the most easterly corner of said Colbert tract;

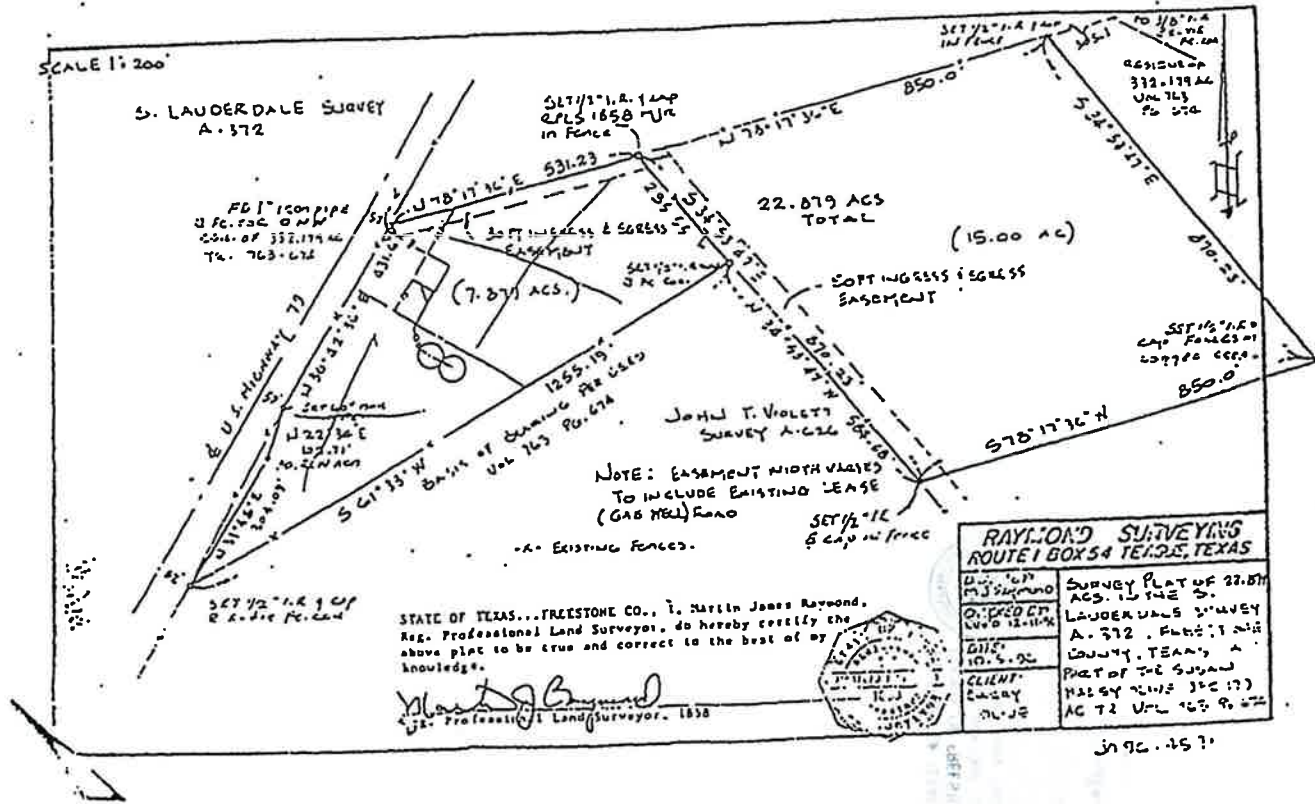
THENCE North 34 degrees 58 minutes 42 seconds West, along the northeast line of said Colbert tract and the southwest line of said Massey tract, a distance of 2,000.04 feet to a 1/2 inch iron rod found with cap stamped "M.J.R. R.P.L.S. 1858" marking an angle point in said Massey tract and the most easterly corner of the aforementioned Babb tract;

THENCE North 37 degrees 37 minutes 26 seconds West, along the northeast line of said Babb tract and the southwest line of said Massey tract, a distance of 285.52 feet to the **POINT OF BEGINNING**.

CONTAINING within the metes recited 324.666 acres of land, more or less.

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TRACT TWO



RETURN TO:
TEXAS FIRST TITLE COMPANY, LLC
TEXAS OFFICE BOX 2458
POST OFFICE BOX 2458
PALESTINE, TX 75802

EXHIBIT B

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK

ON: Jul 12, 2013 AT 01:08P
as Recordings
Document Number: 01302806
Total Fees : 32.00
Receipt Number - 120772
By, Levi Whiteside, Deputy