

Thence North with the West boundary line of said 50 acre tract 384 feet to a stake for corner, same being 936 feet South of the Northwest corner of said 50 acre tract;

Thence East 699 feet to a stake for corner;

Thence North 936 feet to the place of beginning.

Containing 35 acres of land, more or less.

Being the same land described in deed from Ronald Payne, et al to Ethel Sheffield, of date March 24, 1978, of record in Vol. 386, Page 693 of the Deed Records of Hopkins County, Texas.

THIRD TRACT: All that certain tract or parcel of land, situated in Hopkins County, Texas, about 10 miles South from Sulphur Springs, being a part of the Helena Nelson Survey, Abstract No. 701, and described by metes and bounds as follows, to-wit:

Beginning at a stake in the W. B. line of the said Helena Nelson Survey, at a point 337-1/2 varas North from the S.W. corner of said survey, the same being the S.W. corner of a 21-1/3 acre tract out of said survey described in deed from B. B. Orms et ux, Addie Orms to F. M. White, by Deed of record in Vol. 133, Page 291, a Deed Record of Hopkins County, Texas;

Thence East about 52 yards, a stake in the W.B. line of State Highway No. 154;

Thence in a Northerly direction with the West edge of said State Highway No. 154, ---- yards to a stake in the West edge of said highway, and the W.B. line of said Helena Nelson Survey;

Thence South with the W.B. line of said survey---yards to the place of beginning. Containing 1-8/10 acres of land, more or less.

Being the same land described in deed from F. M. White et ux, Ethel Irene White to John Calvin Sheffield et ux, Ethel Sheffield, of date November 20, 1937, of record in Vol. 139, Page 147, Deed Records of Hopkins County, Texas, TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto James Edward Sheffield et ux, Beatrice Sheffield, their 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

James Edward Sheffield et ux, Beatrice Sheffield, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part