

Description checked for
Mathematical Accuracy
ATHENS COUNTY

RECORDS OFFICE

Robert E. Eberberg

WARRANTY DEED

DATE 10/17/85

KNOW ALL MEN BY THESE PRESENTS THAT: The Sunday Creek Coal

Company, an Ohio corporation with its principal place of business at 68 West Columbus Street, Nelsonville, Athens County, Ohio, in consideration of One Dollar and other good and valuable considerations to it paid by Jack L. Alvis and Jacquelyn S. Alvis, whose address is Route 2, Box 139, Athens, Ohio 45701, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said Jack L. Alvis and Jacquelyn S. Alvis, husband and wife, for their joint lives, remainder to the survivor of them, the following described real estate:

Being situated in Sections 21 and 22, Township 10 N, Range 14 W, Township of Dover, County of Athens, State of Ohio and further described as follows:

Beginning at the Northeast corner of Section 21; thence South 2 degrees 20 minutes West a distance of 550.14 feet to a point; thence North 87 degrees 20 minutes West a distance of 1380.00 to a railroad spike in the center County Road 29; thence North 87 degrees 19 minutes 57 seconds West a distance of 271.37 feet to an iron pin being the true point of beginning; thence North 1 degree 21 minutes 10 seconds West a distance of 187.64 feet to an iron pin; thence North 81 degrees 29 minutes 5 seconds East a distance of 207.60 feet to a railroad spike, being a point on curve in the center of County Road No. 29; thence along the curve, curving to the right having a radius of 871.71 feet, central angle of 8 degrees 39 minutes 14 seconds and a chord distance of 131.55 feet bearing North 5 degrees 19 minutes 17 seconds West, a distance of 132.28 feet to a railroad spike set in the center of said road at the point of tangent of the curve; thence North 00 degrees 59 minutes 36 seconds West (along center of said road) a distance of 288.99 feet to a railroad spike in the center of said road; thence North 87 degrees 19 minutes 57 seconds West, passing through an iron pin set at 30 feet, a distance of 386.53 feet to an iron pin set; thence South 2 degrees 20 minutes West a distance of 646.13 feet to an iron pin set; thence South 87 degrees 19 minutes 57 seconds East a distance of 229.00 feet to the true point of beginning. Containing 4.23 acres in Section 21 and 0.86 acres in Section 22 for a total of 5.09 acres. Subject to all legal rights of way & easements of record. EXCEPTING AND RESERVING unto the grantor any and all oil and/or natural gas in and under said premises as well as the right to mine and remove the same.

EXCEPTING ALSO that this conveyance is subject to the terms and conditions contained in a certain Lease between the grantor herein and the Preston Oil Company, said Lease being recorded in Volume 20 at Pages 337 and 362 of the Lease Records of Athens County, Ohio.

The above description was prepared from an actual survey of the premises made by Joseph C. Roman, Registered Surveyor No. 6461.

All iron pins set are 5/8 inch diameter and an 1 1/4 inch plastic identification cap.

REFERENCE: Volume 127 Page 629, Deed Records of Athens County, Ohio

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to said Grantees, Jack L. Alvis and Jacquelyn S. Alvis, husband and wife, for their joint lives, remainder to the survivor of them. And the said Grantor, The Sunday

52 DON# 21

PLAT OF SURVEY - 5.09 ACRES
 PART SUNDRY CREEK COAL CO. PROPERTY
 VOLUME 127 PAGE 629
 DOVER TOWNSHIP, ATHENS COUNTY, OHIO
 SECTIONS 21 & 22 TOWNSHIP 10, RANGE 14



I HEREBY CERTIFY THIS PLAT
 WAS PREPARED FROM AN ACTUAL
 SURVEY OF THE PREMISES DONE
 BY ME IN OCT. 1985

Joseph P. Roman
 REGISTERED SURVEYOR NO. 6461

