

Alabama
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733

OIL, GAS AND MINERAL LEASE

THIS AGREEMENT made this 16th day of January 1982 between James L. Kitson and Kathy L. Kitson, His Wife

Lessor (whether one or more) whose address is Route 12, Box 291 Jasper, Alabama 35501 and Lessee (whether one or more) whose address is Amoco Production Company, Box 50879, New Orleans, La. 70150

Lessor in consideration of ---Fifty and no/100--- Dollars \$0.00

in hand paid, of the royalties herein provided, and of the agreement of Lessee herein contained, hereby grants, leases and lets exclusively unto Lessee for the purpose of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and all other minerals, laying pipe lines, building roads, tanks, power stations, telephone lines and other structures thereon to produce, save, take care of, treat, transport and own said products, and housing its employees, the following described land in Shelby County, Alabama to-wit:

PARCEL 2 - 7.08 Acres - Begin at the N.W. Corner of the SE1/4 of the NE1/4 of section 2, T-20-S, R-2-W and run Easterly along the north side of the said quarter-quarter for 289.19 ft., then turn an angle of 36 deg. 59 min. 37 sec. to the right and run Southeasterly for 661.01 ft., then turn an angle of 50 deg. 58 min. 22 sec to the right and run Southerly for 570.40 ft., to a point on the Northwest right of way of Shelby County Road on No 11, then turn an angle of 29 Deg. 27 min. 20 sec to the right and run Southwesterly along the said R.O.W. for 30.51 ft., then turn an angle of 150 deg. 32 min. 40 sec. to the right and run Northerly for 472.95 ft. then turn an angle of 83 deg.46 min. 11 sec to the left and run Northwesterly for 529.60 ft., then turn an angle of 7 deg. 16 min. 07 sec. to the left and run Westerly for 262.90 ft. to a point on the West side of the NE1/4 of said section 2, then turn an angle of 91 deg. 14 min. 51 sec. to the right and run Northerly along the said quarter-quarter line for 497.79 ft. back to the point of beginning.

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It is understood and agreed that this lease covers only oil, gas, gaseous derivatives and other gaseous and liquid hydrocarbons and sulphur, but does not cover coal, iron ore, or other hard rock minerals.

It is the intention of Lessor and Lessee that this lease shall also include, and there is hereby included, granted, leased and let, for the purpose and consideration herein stated, all the land owned or claimed by Lessor, adjacent or contiguous to the land particularly described above, whether the same be in said section or sections, grant or grants, or in adjacent sections or grants, although not included with the boundaries of the land particularly described above. For the purpose of determining the amount of any money payment hereunder, the lands herein shall be treated as comprising 7.08 acres, whether there be more or less, and in the event of a partial assignment of surrender hereunder, the assigned or surrendered portion or portions shall be deemed to contain the number of acres stated in such assignment or surrender.

2. Subject to the other provisions herein contained, this lease shall be for a term of Five (5) years from this date (called "primary term") and as long thereafter as oil, gas or other mineral is produced from said land or lands with which said land is pooled hereunder.

3. The royalties to be paid by Lessee are: (a) on oil, one-eighth (1/8) of that produced and saved from said land, the same to be delivered at the wells or to the credit of Lessor into the pipeline to which the wells may be connected; Lessee may from time to time purchase any royalty oil in its possession, paying the market price for the prevailing for the field where produced on the date of purchase; (b) on gas, one-eighth (1/8) of the market value of the gas produced and saved from said land, the same to be delivered at the wells or to the credit of Lessor into the pipeline to which the wells may be connected; (c) on gas used in manufacturing gasoline or other by products, except that in computing such value, there shall be excluded all gas or components thereof used in lease or unit operations; and (d) on all other minerals mined and marketed, one-tenth (1/10) of the market value at the well or mine, at Lessee's election, except that on sulphur and gaseous substances in paying quantities but such minerals are not being produced, then Lessee's rights may be extended beyond and after the primary term, or within sixty (60) days prior to the expiration thereof, Lessee's rights may be extended beyond and after the primary term by the commencement, resumption or continuance of such payments, at the rate and in the manner herein provided for rental payments during the primary term; and for the purpose of computing and making such payments the expiration date of the primary term and each anniversary date thereof shall be considered as a fixed rental paying date; and if such payments are made, it will be considered that oil or gas or gaseous substance is being produced within the meaning of paragraph 2 hereof; Lessee shall have free use of oil, gas, coal and water from said land, except water from Lessor's wells, for all operations hereunder, and royalty on oil, gas and coal shall be computed after deducting any so used.

4. Lessee at its option, is hereby given the right and power to pool or combine the acreage covered by this lease or any portion thereof with other land, lease or leases to the immediate vicinity thereof, when in Lessee's judgment it is necessary or advisable to do so in order properly to develop and operate said premises in compliance with any laws or spacing rules which may be prescribed for the field in which the lease is situated by any duly authorized authority, or when to do so would, in the judgment of Lessee, promote the conservation of the oil and gas in and under and that may be produced from said premises; Lessee shall execute in writing an instrument identifying and describing the pooled acreage. The entire acreage so pooled into a tract or unit shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the pooled acreage, it shall be treated as if produced on said land from this lease, whether the well or wells be located on the premises covered by this lease or not. In lieu of the royalties elsewhere herein specified, Lessor shall receive no production from a unit so pooled unless such portion of the royalty stipulated herein as the amount of his acreage placed in the unit or his royalty interest therein on an acreage basis bears to the total acreage so pooled in the particular unit involved.

5. If operations for drilling are not commenced on said land or on acreage pooled therewith as above provided on or before one year from this date the lease shall terminate as to both parties, unless on or before such anniversary date Lessee shall pay or tender to Lessor or to the credit of Lessor in The First National Bank of Jasper P.O. Box 31, Jasper, Alabama (which bank and its successors are Lessor's agent and shall continue as the depository for all rentals payable hereunder regardless of changes in ownership of said land or the rentals) the sum of ---Seven and 8/100--- Dollars \$7.08

6. If prior to discovery of oil, gas or other mineral on said land or on acreage pooled therewith Lessee should drill a dry hole or holes thereon, or if after discovery of oil, gas or other mineral the production therefrom should cease from any cause, this lease shall not terminate if Lessee commences additional drilling or reworking operations within 90 days thereafter or if it be within the primary term, and in any event resumes the payment or tender of rental or commences operations for drilling or reworking on or before the rental paying date next ensuing after the expiration of 90 days from date of completion of dry hole or cessation of production. If at any time subsequent to sixty (60) days prior to the beginning of the last year of the primary term and prior to the discovery of oil, gas or other mineral on said land, or on acreage pooled therewith, Lessee should drill a dry hole thereon, no rental payment or operations are necessary in order to keep this lease in force during the remainder of the primary term. If at the expiration of the primary term, or at any other mineral is being produced, or if at any time after the expiration of the primary term, operations are resumed on said land, or on acreage pooled therewith, within sixty (60) days prior to the end of the primary term, the lease shall remain in force so long as operations are prosecuted with no cessation of more than sixty (60) consecutive days, and at the expiration of the primary term, or at any other mineral is being produced from said land or on acreage pooled therewith, in the event a well or wells producing oil or gas or other product is being drilled under the same or similar circumstances.

7. Lessee shall have the right at any time, during or after the expiration of this lease, to remove all property and equipment placed by Lessee on said land, including the right to draw and remove all casing required by Lessee; Lessee will bury all pipe lines below ordinary plow depth, and no well shall be drilled within two hundred (200) feet of any residence or barn now on said land without Lessor's consent; Lessee shall be responsible for all damages caused by Lessee's operations hereunder other than damages necessarily caused by the exercise of the rights herein granted.

8. The rights hereunder may be assigned in whole or in part, and the provisions hereof shall extend to their heirs, successors and assigns, but no change or division in ownership of the land, or any part thereof, shall be binding on Lessee until thirty (30) days after Lessee shall have been furnished by registered U.S. mail at Lessee's principal place of business with a certified copy of recorded instrument or instruments evidencing same. In the event of assignment hereof in whole or in part, liability for breach of any obligation hereunder shall rest exclusively upon the owner of this lease or of a portion thereof who commits such breach. In the event of the death of any person entitled to rentals hereunder, Lessee may pay or tender such rentals to the credit of the estate of the deceased or of a portion thereof who commits such breach, or to the personal representative or administrator of the estate, or if there be none, then until Lessee is furnished with evidence satisfactory to it as to the heirs or devisees of the deceased, and that all debts of the estate named herein or at Lessee's election, the proportionate part of said rental to which each participant is entitled may be paid or tendered to him separately or to their joint credit in the depository or tender to any participant of his portion of the rentals hereunder shall maintain this lease as to such participant. In event of assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportionable as between the several leasehold owners ratably according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. If six or more parties become entitled to royalty hereunder, Lessee may withhold payment thereof unless and until furnished with a recordable instrument executed by all such parties designating an agent to receive payment.

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9. The breach by [redacted] obligation hereunder shall not work a forfeiture or termination... 10. Lessor hereby warrants and agrees to defend the title to said land... 11. Should Lessor be prevented from complying with any express or implied covenant of this lease... 12. The undersigned Lessor, for himself and his heirs, successors and assigns, hereby surrenders and releases all rights of homestead... 13. In the event that Lessor, during the primary term of this lease, receives a bona fide offer which Lessor is willing to accept...

14. Lessee shall have the option to renew this lease, in whole or in part, and extend the primary term for an additional period equal to the initial primary term commencing on the expiration date of the initial primary term by paying or tendering to Lessor, as a bonus, the sum of ---Fifteen and no/100--- Dollars (\$ 15.00) per acre for each acre renewed, on or before the expiration date of the initial primary term or, if drilling or reworking operations are being conducted on the leased premises or land pooled therewith on the expiration date of the initial primary term and such operations do not result in a commercial well and the well is plugged or abandoned, payment or tender may be made within thirty (30) days from the date on which the well is plugged or abandoned. Payment or tender of the renewal bonus may be made in the same manner and into the same depository provided for the payment of delay rental. If Lessor owns an interest in the land less than the entire fee simple estate, the renewal bonus shall be reduced proportionately to accord with the interest actually owned by the Lessor. In the event of the assignment of this lease as to a segregated portion of the land, the renewal bonus payable hereunder shall be apportionable as between the several leasehold owners ratable and according to the surface area of each and the renewal option shall be exercisable severally and separately as to each assigned portion. In the event the lease is renewed and extended in part only, Lessee shall promptly file for record an instrument in the county in which the land is situated, designating the acreage renewed and extended and the acreage released. The renewal bonus shall be in lieu of delay rental for the first year of the extended term.

In WITNESS WHEREOF, this instrument is signed, sealed and delivered on the date first above written.

RECORDED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF WALKER, ALABAMA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
1982 FEB 22 AM 9:53
JAMES A. SPOWELL, JR.
JUDGE OF PROBATE

James L. Kitson
James L. Kitson
Kathy L. Kitson
Kathy L. Kitson

STATE OF Alabama
COUNTY OF Walker

I, Max E. White, A Notary Public in and for said County, in said State, hereby certify that James L. Kitson and Kathy L. Kitson

whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the instrument that he executed the same voluntarily on the day the same bears date.

Given under my hand and Official Seal, this 25 day of January A.D. 19 82.

Max E. White
Notary Public in and for
Jefferson County
Alabama at Large

MY COMMISSION EXPIRES November 5, 1985

