

\$77.66

AL-47

# OIL, GAS AND MINERAL LEASE

THIS AGREEMENT made this 22nd day of May 1991, between

Helen J. Crow, a widow and unmarried person; and, Helen C. Mills, a married person

lessor (whether one or more), whose address is: 2012 6th Avenue, Birmingham, AL 35203  
and CABOT OIL & GAS CORPORATION, P. O. Box 1473, Charleston, WV 25325-1473, lessee, WITNESSETH:

1. Lessor, in consideration of Ten and no/100ths dollars and Other Valuable Considerationsxxxx, receipt of which is hereby acknowledged, and of the covenants and agreements of lessee hereinafter contained, does hereby grant, lease and let unto lessee the land covered hereby for the purposes and with the exclusive right of exploring, drilling, mining and operating for, producing and owning oil, gas (including carbon dioxide), sulphur and all other minerals (whether or not similar to those mentioned), together with the right to make surveys on said land, lay pipe lines, establish and utilize facilities for surface or subsurface disposal of salt water, construct roads and bridges, dig canals, build tanks, power stations, power lines, telephone lines, employee houses and other structures on said land, necessary or useful in lessee's operations in exploring, drilling for, producing, treating, storing and transporting minerals produced from the land covered hereby or any other land adjacent thereto. The land covered hereby, herein called "said land", is located in the County of SHELBY, State of ALABAMA, and is described as follows:

For description covered hereby and additional terms and conditions, see Exhibit "A" attached hereto and made a part hereof as if copied at length herein.

Inst # 1992-11400

This lease also covers and includes, in addition to that above described, all land, if any, contiguous or adjacent to or adjoining the land above described and (a) owned or claimed by lessor by limitation, prescription, possession, reversion or unrecorded instrument or (b) as to which lessor has a preference right of acquisition. Lessor agrees to execute any supplemental instrument requested by lessee for a more complete or accurate description of said land. For the purpose of determining the amount of any bonus or other payment hereunder, said land shall be deemed to contain 112 acres, whether actually containing more or less, and the above recital of acreage in any tract shall be deemed to be the true acreage thereof. Lessor accepts the bonus as lump sum consideration for this lease and all rights, and options hereunder.

2. Unless sooner terminated or longer kept in force under other provisions hereof, this lease shall remain in force for a term of Five (5) years from the date hereof, hereinafter called "primary term", and as long thereafter as operations, as hereinafter defined, are conducted upon said land with no cessation for more than ninety (90) consecutive days.

3. As royalty, lessee covenants and agrees: (a) To deliver to the credit of lessor, in the pipe line to which lessee may connect its wells, the equal one-eighth part of all oil produced and saved by lessee from said land, or from time to time, at the option of lessee, to pay lessor the average posted market price of such one-eighth part of such oil at the wells as of the day it is run to the pipe line or storage tanks, lessor's interest, in either case, to bear one-eighth of the cost of treating oil to render it marketable pipe line oil; (b) To pay lessor on gas and casinghead gas produced from said land (1) when sold by lessee, one-eighth of the amount realized by lessee, computed at the mouth of the well, or (2) when used by lessee off said land or in the manufacture of gasoline or other products, the market value, at the mouth of the well, of one-eighth of such gas and casinghead gas; (c) To pay lessor on all other minerals mined and marketed or utilized by lessee from said land, one-tenth either in kind or value at the well or mine at lessee's election, except that on sulphur mined and marketed the royalty shall be one dollar (\$1.00) per long ton. If, at the expiration of the primary term or at any time or times thereafter, there is any well on said land or on lands with which said land or any portion thereof has been pooled, capable of producing gas or any other mineral covered hereby, and all such wells are shut-in, this lease shall, nevertheless, continue in force as though operations were being conducted on said land for so long as said wells are shut-in, and thereafter this lease may be continued in force as if no shut-in had occurred. Lessee covenants and agrees to use reasonable diligence to produce, utilize, or market the minerals capable of being produced from said wells, but in the exercise of such diligence, lessee shall not be obligated to install or furnish facilities other than well facilities and ordinary lease facilities of flow lines, separator, and lease tank, and shall not be required to settle labor trouble or to market gas upon terms unacceptable to lessee. If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of ninety consecutive days, and during such time there are no operations on said land, then at or before the expiration of said ninety day period, lessee shall pay or tender, by check or draft of lessee, as royalty, a sum equal to one dollar (\$1.00) for each acre of land then covered hereby. Lessee shall make like payments or tenders at or before the end of each anniversary of the expiration of said ninety day period if upon such anniversary this lease is being continued in force solely by reason of the provisions of this sub-paragraph. Each such payment or tender shall be made to the parties who at the time of payment would be entitled to receive the royalties which would be paid under this lease if the wells were producing, or may be deposited to such parties credit in the

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at Birmingham, AL 35203 or its successors, which shall continue as the depositories, regardless of changes in the ownership of shut-in royalty. If at any time that lessee pays or tenders shut-in royalty, two or more parties are, or claim to be, entitled to receive same, lessee may, in lieu of any other method of payment herein provided, pay or tender such shut-in royalty, in the manner above specified, either jointly to such parties or separately to each in accordance with their respective ownerships thereof, as lessee may elect. Any payment hereunder may be made by check or draft of lessee deposited in the mail or delivered to the party entitled to receive payment or to a depository bank provided for above on or before the last date for payment. Nothing herein shall impair lessee's right to release as provided in paragraph 5 hereof. In the event of assignment of this lease in whole or in part, liability for payment hereunder shall rest exclusively on the then owner or owners of this lease, severally as to acreage owned by each.

4. Lessee is hereby granted the right, at its option, to pool or unitize all or any part of said land and of this lease as to any or all minerals or horizons thereunder, with other lands, lease or leases, or portion or portions thereof, or mineral or horizon thereunder, so as to establish units containing not more than 80 surface acres plus 10% acreage tolerance; provided, however, a unit may be established or an existing unit may be enlarged to contain not more than 640 acres plus 10% acreage tolerance, if unitized only as to gas or only as to gas and liquid hydrocarbons (condensate) which are not a liquid in the subsurface reservoir. If larger units are required, under any governmental rule or order, for the drilling or operation of a well at a regular location, or for obtaining maximum allowable, from any well to be drilled, drilling, or already drilled, any such unit may be established or enlarged, to conform to the size required by such governmental order or rule. Lessee shall exercise said option as to each desired unit by executing an instrument identifying such unit and filing it for record in the public office in which this lease is recorded. Each of said options may be exercised by lessee from time to time, and whether before or after production has been established either on said land or on the portion of said land included in the unit or on other land unitized therewith and any such unit may include any well to be drilled, being drilled or already completed. A unit established hereunder shall be valid and effective for all purposes of this lease even though there may be land or mineral, royalty or leasehold interests in land within the unit which are not pooled or unitized. Any operations conducted on any part of such unitized land shall be considered, for all purposes, except the payment of royalty, operations conducted under this lease. There shall be allocated to the land covered by this lease included in any such unit that proportion of the total production of unitized minerals from wells in the unit, after deducting any used in lease or unit operations, which the number of surface acres in the land covered by this lease included in the unit bears to the total number of surface acres in the unit. The production so allocated shall be considered for all purposes, including the payment or delivery of royalty, overriding royalty, and any other payments out of production, to be the entire production of unitized minerals from the portion of said land covered hereby and included in such unit in the same manner as though produced from said land under the terms of this lease. The owner of the reversionary estate of any term royalty or mineral estate agrees that the accrual of royalties pursuant to this paragraph or of shut-in royalties from a well on the unit shall satisfy any limitation of term requiring production of oil or gas. The formation of such unit shall not have the effect of changing the ownership of any shut-in production royalty which may become payable under this lease. Neither shall it impair the right of lessee to release from this lease all or any portion of said land, except that lessee may not so release as to lands within a unit while there are operations thereon for unitized minerals unless all pooled leases are released as to lands within the unit. Lessee may dissolve any unit established hereunder by filing for record in the public office where this lease is recorded a declaration to that effect, if at that time no operations are being conducted thereon for unitized minerals. Subject to the provisions of this paragraph 4, a unit once established hereunder shall remain in force so long as any lease subject thereto shall remain in force. A unit may be so established, modified or dissolved during the life of this lease.

5. Lessee may at any time and from time to time execute and deliver to lessor or file for record a release or releases of this lease as to any part or all of said land or of any mineral or horizon thereunder, and thereby be relieved of all obligations as to the released acreage or interest.

6. This is a PAID-UP LEASE. In consideration of the down cash payment, Lessor agrees that Lessee shall not be obligated except as otherwise provided herein, to commence or continue any operations during the primary term. Whenever used in this lease the word "operations" shall mean operations for and any of the following: drilling, testing, completing, reworking, recompleting, deepening, plugging back or repairing of a well in search for or in an endeavor to obtain production of oil, gas, sulphur or other minerals, excavating a mine, production of oil, gas, sulphur or other mineral, whether or not in paying quantities.

7. Lessee shall have the use, free from royalty, of water, other than from lessor's water wells, and of oil and gas produced from said land in all operations hereunder. Lessee shall have the right at any time to remove all machinery and fixtures placed on said land, including the right to draw and remove casing. No well shall be drilled nearer than 200 feet to the house or barn now on said land without the consent of the lessor. Lessee shall pay for damages caused by its operations to growing crops and timber on said land.

Prepared by: Lee Parker, 123 Beechwood Dr., Hattiesburg, MS 39402

9. In the event lessor considers that lessee has not complied with all its obligations hereunder, both express and implied, lessor shall notify lessee in writing, setting out specifically in what respects lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by lessor. The service of said notice shall be precedent to the bringing of any action by lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on lessee. Neither the service of said notice nor the doing of any acts by lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that lessee has failed to perform all its obligations hereunder. Should it be asserted in any notice given to the lessee under the provisions of this paragraph that lessee has failed to comply with any implied obligation or covenant hereof, this lease shall not be subject to cancellation for any such cause except after final judicial ascertainment that such failure exists and lessee has then been afforded a reasonable time to prevent cancellation by complying with and discharging its obligations as to which lessee has been judicially determined to be in default. If this lease is cancelled for any cause, it shall nevertheless remain in force and effect as to (1) sufficient acreage around each well as to which there are operations to constitute a drilling or maximum allowable unit under applicable governmental regulations, (but in no event less than forty acres), such acreage to be designated by lessee as nearly as practicable in the form of a square centered at the well, or in such shape as then existing spacing rules require; and (2) any part of said land included in a pooled unit on which there are operations. Lessee shall also have such easements on said land as are necessary to operations on the acreage so retained.

11. If, while this lease is in force, at, or after the expiration of the primary term hereof, it is not being continued in force by reason of the shut-in well provisions of paragraph 3 hereof, and Lessee is not conducting operations on said land by reason of (1) any law, order, rule or regulation, (whether or not subsequently determined to be invalid) or (2) any other cause, whether similar or dissimilar, (except financial) beyond the reasonable control of Lessee, the primary term hereof shall be extended until the first anniversary date hereof occurring ninety (90) or more days following the removal of such delaying cause, and this lease may be extended thereafter by operations as if such delay had not occurred.

in any amendatory instrument in the sum of \$ 15.00 for each net acre as to which the lease is so extended. If this option is exercised by lessee, the lease as extended will thereafter be treated as if the original primary term had been five (5) years longer.

9 Helen J. Snow SS# [REDACTED] (SEAL)  
Helen C. Mills SS# [REDACTED] (SEAL)  
[REDACTED] (SEAL)

(Affix Seal)

My completed copies

(Subscribing Witness)

(Affix Seal)

(Title of Official)

My commission expires

in and for \_\_\_\_\_ County,

EXHIBIT "A" attached to that certain Oil, Gas AND MINERAL LEASE dated may 22nd, 1991 by and between HELEN J. CROW and HELWN C. MILLS (Lessors) and CABOT OIL & GAS CORPORATION (Lessee).

DESCRIPTION:

TOWNSHIP 20 SOUTH, RANGE 3 WEST

Section 21: Begin at the Northwest corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence South along the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  for 2340 feet, more or less, to the center line of Boothton Chert Road, said point being approximately 300 feet North of the Southwest corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence Northeasterly along the center line of the Boothton Chert Road to the intersection with Montevallo-Bessemer paved road and Helena Road, said point on intersection being about 75 feet, more or less, West of the NE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section; thence Northwest along the center line of said Bessemer Road to where it crosses the North line of the said SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section, said point being 200 feet, more or less, West of the NE corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence West along the North line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  1120 feet, more or less, to the point of beginning. ALSO, all of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and all of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  lying South and East of the center line of the Boothton Chert Road, Except, the following parts thereof:

1. That part described as beginning at the Southwest corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 21; thence East along the South line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  to the Southeast corner thereof; thence North along the East line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  300 feet, more or less to the center line of the easement and right-of-way of Southern Natural Gas Corporation as same is presently located; thence in a Northwesterly direction along said center line 1100 feet, more or less, to its intersection with the center line of Chert Road; thence in a generally Southwesterly direction along the center line of said road 1000 feet, more or less, to the West line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence South along the West line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  300 feet, more or less, to the point of beginning.
2. Commencing at the SW corner of the lot known as the "Pledger Lot" in the year 1873, the same being on the East side of the Montevallo & Elyton Road; thence North 41 $\frac{1}{2}$ ° West 6.15 chains to an iron stake; North 52° East 2.09 chains; thence South 76° East 1.03 chains; thence South 71° East 5.12 chains; thence South 41° West 5.27 chains to point of commencement.
3. Commencing at the SE corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 21; thence West 259 feet to the Montevallo & Elyton Road; thence Northerly along said Road 162 feet to the Pledger lot; thence North 32° East 350 feet to the East boundary of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence South 293 feet to point of Commencement.
4. A tract of land in the NE corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  lying North and East of the County Road #52 Right-of-way.

ADDITIONAL TERMS AND CONDITIONS:

In paragraph 1. of this Lease which sets forth the substances covered and conveyed by this Lease and describes the lands to which this Lease is applicable, which paragraph is commonly known as the granting clause, there shall be added at the conclusion of the paragraph the following sentence:

"The word gas as used herein shall also include coalbed gas, methane, occluded natural gas and any other naturally occurring gases contained in or associated with any coal seam, vein, bed, strata or deposit."

Any coal mining lease or other mineral lease, whether it be for surface mining or underground operations, executed subsequent to this Lease shall be expressly subject to the rights of the Lessee under the terms and conditions of this Lease.

SIGNED FOR IDENTIFICATION:

HELEN J. CROW

HELEN C. MILLS

08/17/92-11400  
08:36 AM  
SHELBY COUNTY CLERK OF PROBATE  
DOCS REC'D  
22.60

1992-11400