This Instrument Prepared By: George W. Murphy as Agent, CDX Gas, LLC, 200 Chase Park. S., Suite 100, Birmingham, AL 35244

Source Deed: DB 137, PAGE 392

20050512000229230 1/3 $21.00
Shelby Cnty Judge of Probate,AL
05/12/2005 12:05:39PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

RIGHT-OF-WAY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: For and in consideration of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, **RUBY LEE HOLSOMBACK,** a widow, (hereinafter referred to as "GRANTOR'), whose address is 1737 Highway 54, Montevallo, Alabama 35115, do hereby, release, remise, and quit claim unto **CDX SEQUOYA, LLC, a Texas limited liability company,** whose mailing address is 5485 Beltline Road, Suite 190, Dallas, Texas 75254-7656 (hereinafter referred to as "GRANTEE"), the rights hereinafter described on the below lands lying and being in Shelby, Alabama, to wit:

Township 22 South, Range 4 West

Section 10: The NW ¼ of SW ¼ of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama. Less and except three tracts of record off the North end of said NW ¼ of SW ¼, and highway ROW of record, containing 38.0 acres, more or less.

(hereinafter referred to as the "Premises"), See "Exhibit A" attached hereto and made a part hereof by reference.

1) A right-of-way and access easement not to exceed two hundred feet (200.0') by two hundred feet (200.0') for SEGCO-KCB 10-12-19 well, located in the NW ¼ of SW ¼, to use as a drill site pad (see Exhibit "A") for the purpose of conducting coalbed methane gas drilling and production operations, including, but not limited to pits, pumps, compressors, tanks, separators, treaters, etc. Grantee is also granted the right to lay, construct, and install electrical and other utility lines within, over and under the drillsite pads; and

2) A right-of-way and access easement fifty-five feet (55') in width for a distance of approximately One hundred forty-three (143.0), following the route as shown on Exhibit "A" attached, for the purpose of constructing, maintaining, operating, repairing, altering, replacing and removing a road, for ingress and egress, and pipelines for transferring water and/or gas in connection with coalbed methane exploration, development and production, with appurtenances thereto, including, but not limited to, valves, metering equipment, and cathodic equipment. All pipelines are to be buried below plow depth (three feet minimum) and constructed, installed, and maintained in conformity with all applicable governmental laws, rules, regulations, and ordinances now or hereafter in effect. Grantee is also granted the right to construct and install electrical and other utility lines within this right-of-way.

The rights herein granted shall include the right and the responsibility for the Grantee to remove all obstructions that may injure, endanger, or interfere with the use of said rights-of-way, subject to the conditions below. Said rights-of-way not to exceed the above stated widths or lengths unless Grantor's written permission is first obtained and damages reasonably satisfactory to the Grantor have been paid.

The wellsites, pipelines, road, electric power, and any other facilities of Grantee located on the rights-of-way herein granted shall be constructed, maintained and operated in such a manner as to prevent the ponding of water and any material interference with the natural drainage and flow of surface waters. Within ninety (90) days of permanent abandonment of the wellsite, and/or rights-of-way granted herein, Grantee will level all ruts, backfill and compact all pits, remove all surface equipment installed on said land and insofar as is reasonably practicable, restore the surface of said land (excluding roads) to its former condition, insofar as reasonably practicable, which existed before Grantee commenced operations on said land.

For the consideration stated above, Grantor does hereby agree that every claim or cause of action that Grantor has now or may have in the future which is attributable to the above described operations is hereby fully satisfied, released and discharged. Grantor hereby further agrees that this release shall run with the land and be binding upon the heirs, assigns, successors and legal representatives of Grantor.

Grantor covenants and warrants that Grantor has ownership of the land and property located thereon and has the authority to settle any claims associated therewith, and that Grantor has the authority to execute this Right of Way Agreement.

Grantee has the right to assign and convey any or all of its rights in this Right-of-Way Agreement, and thereby be relieved of all future obligations herein as to the extent of the rights so assigned and conveyed.

Grantee agrees to defend, protect, indemnify, and hold harmless Grantor from any and all liability, claims, damages and losses, including attorneys' fees and cost of court, resulting from or arising out of any operations, activities or omissions of Grantee, its agents and employees in the construction, exercise or use of the rights–of-way herein granted. To have and to hold the above described right-of-way, and rights appurtenant thereto, unto Grantee, its successors and assigns, until all operations of Grantee on the premises shall have permanently ceased or are permanently abandoned, in which event, said right-of-way, and rights appurtenant thereto, shall cease and terminate and revert to Grantor and Grantor's heirs, executors, administrators, successors and assigns.

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1. **EXECUTED AND DELIVERED** this 25TH day of APRIL, 2005.

WITNESS:

Carol Ann Holsomback

Judy Blake

Ruby Lee Holsomback
RUBY LEE HOLSOMBACK

Social Security Number

ACKNOWLEDGEMENT

STATE OF ALABAMA §
§
COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RUBY LEE HOLSOMBACK, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal, this the _____ day of _____, 2005.

My Commission Expires: _____

_____
Notary Public in and for the State of Alabama

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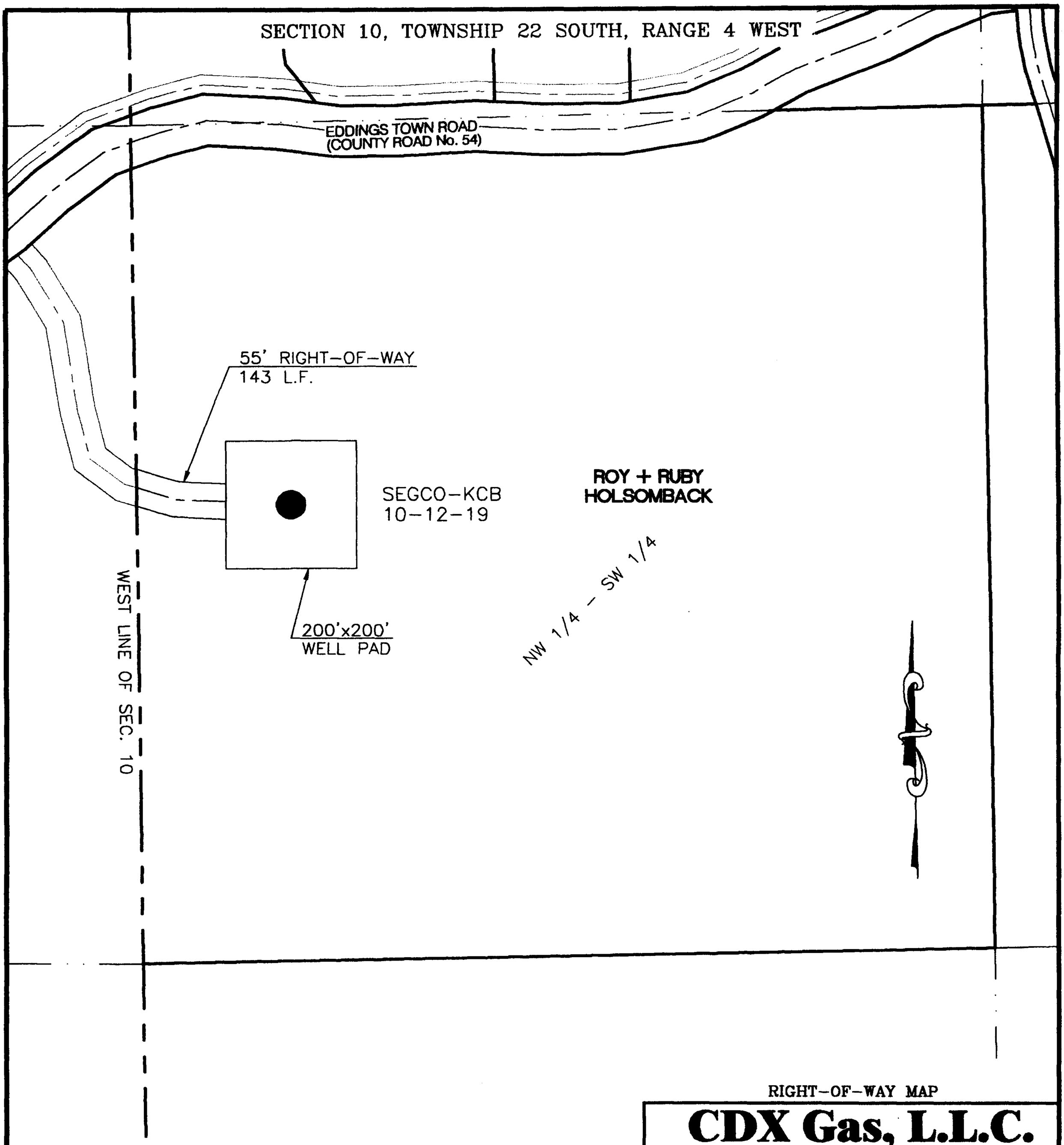
EXHIBIT "A"

Attached to and made a part of that certain Right-of-Way Agreement dated the 29th. day of April, 2005 between RUBY LEE HOLSOMBACK, as Grantor, and CDX Gas, LLC, as Grantee.

Shelby County, AL 05/12/2005
State of Alabama

Deed Tax:$4.00



RIGHT-OF-WAY MAP

CDX Gas, L.L.C.
525 ENERGY CENTER BLVD., SUITE 1604

Seqouya Project

DATE	DESCRIPTION	CHECKED BY

DATE: 01/03/05	DRAWN BY: E M H	FILE: OCT'04
SCALE: 1"=200'	CHECKED BY: S G F	Job No.: 04-120

LEGEND:
EXISTING OR PERMITTED WELL ○
PROPOSED WELL ●

Faulkner Surveying
LICENSED PROFESSIONAL SURVEYORS
P.O. BOX 40270 / 1701 HOLT ROAD NE / HOLT, ALABAMA 35404 / (205) 553-8333