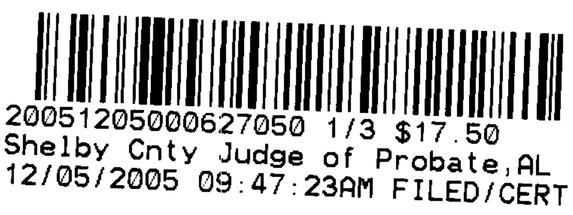
$ 500 —

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

Source Deed: Instrument No. 1995-34151



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, **BRUCE E. COSHATT, an unmarried man** (hereinafter referred to as "GRANTOR'), whose address is 1453 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 County, Alabama, to wit:

Township 22 South, Range 4 West

Section 10: Beginning at the SW corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 22 South, Range 4 west, Shelby County, Alabama, and run thence Easterly along the said South ¼ - ¼ section line for a distance of 833.67 feet; thence run Northwesterly along the Easternmost boundary line of that certain property conveyed by the Grantors herein to Bruce E. Coshatt, pursuant to Deed heretofore recorded in the office of the Probate Judge, Shelby County, Alabama, at Book 307, Page 500, to the South right of way line of Highway Number 54; thence proceed Northeasterly along the South right-of-way line of said Highway Number 54 for a distance of 151 feet, more or less, to a point; thence proceed Southteasterly along a line parallel to the West line of the property herein described, to the South line of said ¼ - ¼ section; thence proceed Westerly along South line of said ¼ - ¼ section to the point of beginning.

(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 fifty-five feet (55') in width for a distance of approximately One hundred forty-nine linear feet (149.0), 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 and

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.

20051205000627050 2/3 $17.50
Shelby Cnty Judge of Probate, AL
12/05/2005 09:47:23AM FILED/CERT

EXECUTED AND DELIVERED this 10TH day of Nov., 2005.

BRUCE E. COSHATT

419-54-4064, 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 BRUCE E. COSHATT, 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, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal, this the 10TH day of NOVEMBER, 2005.

My Commission Expires: 9/10/2007

Notary Public in and for the State of Alabama,

20051205000627050 3/3 $17.50
Shelby Cnty Judge of Probate, AL
12/05/2005 09:47:23AM FILED/CERT

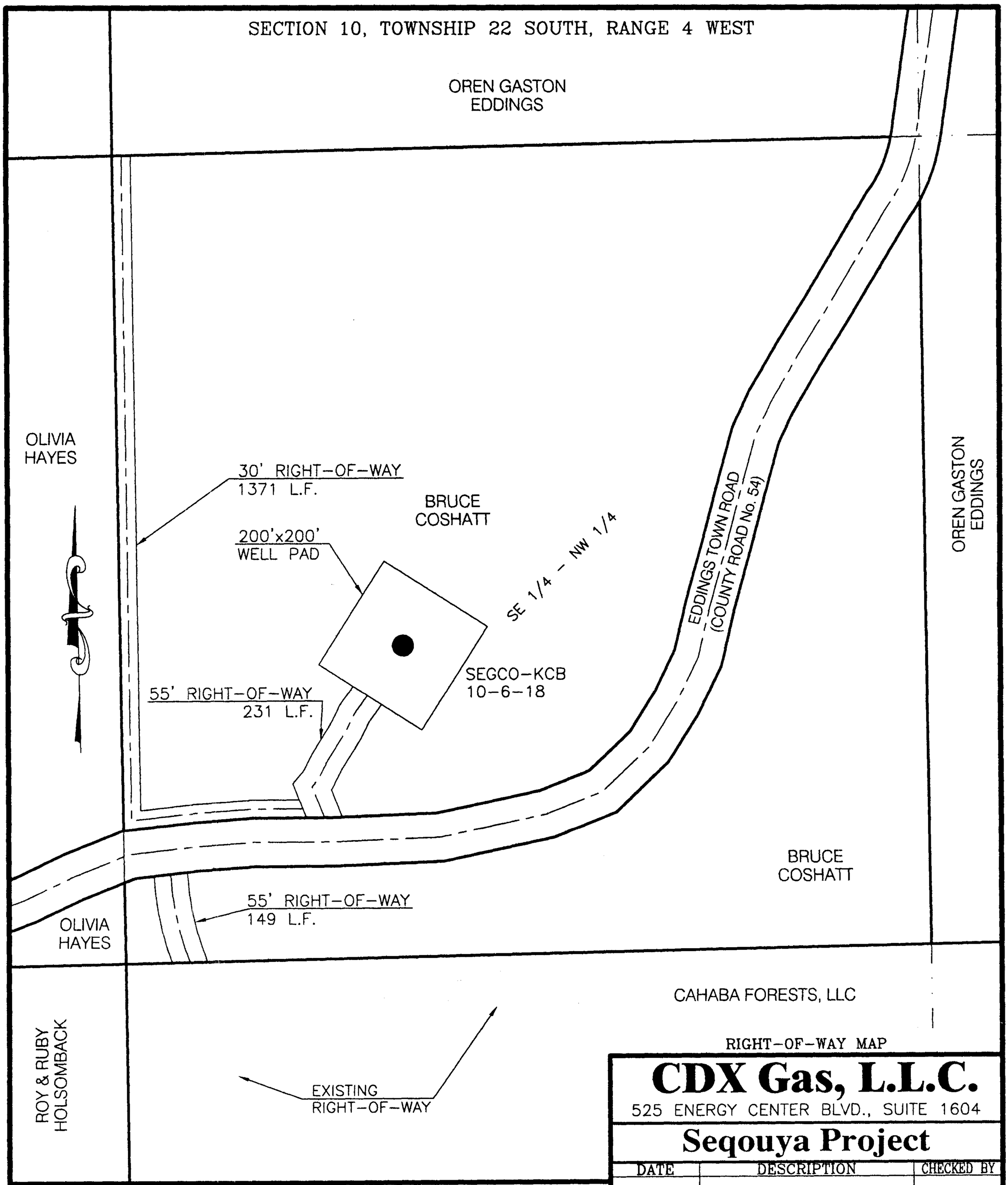
EXHIBIT "A"

Attached to and made a part of that certain Right-of-Way Agreement dated the 10TH. day of NOVEMBER, 2005 between Bruce E. Coshatt, as Grantor, and CDX SEQUOYA, LLC, as Grantee.

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

Deed Tax:$.50

BEC



RIGHT-OF-WAY MAP

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

Seqouya Project

DATE	DESCRIPTION	CHECKED BY

DATE: 10/31/05	DRAWN BY: E M H	FILE: OCT'05
SCALE: 1"=200'	CHECKED BY: S G F	Job No.: 04-120

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