

20060104000003560 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/04/2006 08:01:46AM FILED/CERT

This Instrument Prepared by Isaac P. Espy
Espy, Nettles, Scogin and Brantley, P.C.
2728 Eighth Street
Tuscaloosa, Alabama 35401

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars, paid to **Dayton F. Hale, Sr.**, an unmarried man, the undersigned Grantor, in hand paid by **Halcyon, LLC**, an entity organized under the Alabama Limited Liability Company Act, the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents Grant, Bargain, Sell and Convey unto the said Grantee, the real property interest of the Grantor described on Exhibit "A" hereto, all lying and being in Shelby County, Alabama;

It being understood that

It is the intention of the Grantor to convey an undivided 40.977% of all minerals of every kind, character and description in, under and upon the property described on Exhibit "A", whether the minerals be currently of commercial character or not, and includes all rights of ingress and egress and all other common law and statutory rights pertaining to the mineral estate;

The interests conveyed are subject to all leases and encumbrances of record, and for purposes of Oil, Gas, and Mineral Royalty payments, the effective date of this conveyance shall be deemed to be 11:59 p.m., December 31, 2005; and

The Grantor intends that this conveyance include all of his real property interests in Shelby County, whether accurately described, and even if not described at all;

To have and to hold to the said Grantee, and to its successors and assigns forever, together with every contingent remainder and right of reversion.

And Grantor does for himself, his heirs and assigns, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances not noted above, that he has a good

right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereto set my hand and seal on this the 28th day of December, 2005.

Dayton F. Hale, Sr.
Dayton F. Hale, Sr.

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned Notary Public in and for said County in said State, hereby certify that Dayton F. Hale, Sr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2005

Robin F. Strickland
Notary Public
My Commission expires: 2-25-2006

**Exhibit 'A' to conveyance dated December 28, 2005, from Dayton F. Hale (a/k/a
Dayton F. Hale Sr.) to Halcyon, LLC; Shelby County, Alabama**

A-16 Shelby County Tract

40.977% mineral interest:

T18S, R1W

Section 14: SWSE; NESESE; E2SW; SWSW

Section 15: NESESE

T18S, R1E

Section 30: S2NE; S2NW; W2SW; SESW; SWSE