


Source of Title:
Deed Book 286, Page 690


20150327000096770 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/27/2015 11:28:28 AM FILED/CERT

DEED

State of Alabama

§

§

County of Shelby

§

Grantor: Jeanie Cowden, Trustee of the Jack C. Tunstill Royalty Trust A

Grantor's Address: P.O. Box 50119
Austin, TX 78763

**Grantees' Names &
Addresses:** James Coley Cowden, Jr., a married man
P.O. Box 50119
Austin, Texas 78763

Allen Tunstill Cowden, a married man
P.O. Box 50119
Austin, Texas 78763

Christy Cowden Little, a single woman
5972 Inwood Drive
Houston, TX 77057

Effective Date: September 13th, 2012

For adequate consideration, the receipt and sufficiency of which are hereby acknowledged, subject to exceptions set forth herein, Grantor named above, as Trustee of the Jack C. Tunstill Royalty Trust A created under the Jack C. Tunstill Royalty Trust dated December 28, 1990 (the "**Tunstill Royalty Trust**"), BARGAIN, GRANT, SELL, AND CONVEY to each of JAMES COLEY COWDEN, JR., ALLEN TUNSTILL COWDEN, AND CHRISTY COWDEN LITTLE, individually and as their own and separate property, an undivided 1/3 interest in and to all oil, gas, and mineral rights of any kind owned by Grantor in the state of Alabama (including leased or unleased mineral interests, royalty, overriding royalty and production payment interests, working interests, fee interests, and reversionary interests, as well as gravel, coal, clay, and uranium rights) and any and all surface rights Grantor might have and specifically including those properties described on Exhibit A attached hereto and made part hereof (whether correctly specified and described on Exhibit A or not) together with all of Grantor's interests in all other rights incident or appurtenant thereto (the "**Properties**"), TO HAVE AND TO HOLD the same unto Grantees and Grantees' successors and assigns, together with, all and singular, rights and appurtenances thereto.

This conveyance is made subject to any right now existing in favor of any lessee or its assigns under any valid and subsisting oil and gas leases of record in the counties in which said properties are situated, but this Deed shall not serve to or be deemed a ratification or reviver of any previously granted oil and gas lease, which is no longer valid, in force and effect. Grantees shall have, receive, and enjoy the stated interests in all bonus, rents, royalties, and other benefits, which may accrue to the undivided Properties conveyed by this Deed, from and after the Effective Date, as if Grantees had been, at the date of making any currently valid and subsisting lease, the owner of the conveyed Properties.

Grantor agrees to execute such further documents, instruments, and assurances as may be reasonably requested or required to allow Grantees full use and enjoyment of the undivided Properties conveyed by this Deed.

Prepared by:
Tunstill Mineral Company, LP
Jennifer Brandt
P.O. Box 5398
Austin, TX 78763

Shelby County, AL 03/27/2015
State of Alabama
Deed Tax: \$1.00

10 net mineral acres

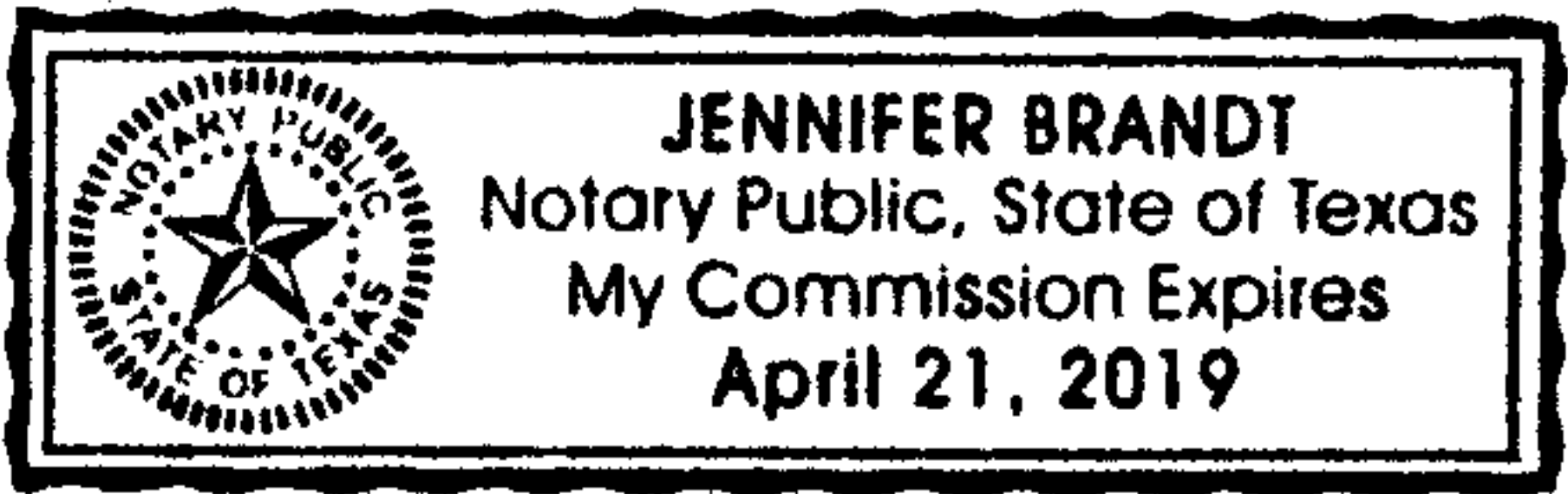
IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed in several identical counterparts; provided that, to expedite recording, the counterparts to be filed for record in the respective counties shall have attached thereto an exhibit describing only the properties located in such county as of the date of acknowledgment of Grantor's signature below, but is effective for all purposes as of the Effective Date stated above.

Jeanie Cowden

Jeanie Cowden, Trustee of the Jack C. Tunstill Royalty Trust A created under the Jack C. Tunstill Royalty Trust dated December 28, 1990

State of Texas §
 §
County of Travis §

This instrument was acknowledged before me by Jeanie Cowden, as Trustee of the Jack C. Tunstill Royalty Trust A created under the Jack C. Tunstill Royalty Trust dated December 28, 1990, as Grantor, on this 25th day of March 2015.



Jennifer Brandt
Notary Public, State of Texas

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EXHIBIT "A"

SHELBY COUNTY, ALABAMA

Owens one-fourth (1/4) of one-eighth (1/8) interest in and to all of the oil, gas and other minerals and mineral rights of every kind described as follows, located in Shelby County, Alabama.

Township 18 South, Range 2 West

Section 36: SW/4 of NE/4; and E/2 of SW/4

Township 19 South, Range 2 West

Section 20: SE/4 of NE/4; and NW/4 of SE/4

Section 21: NW/4 of NW/4

Township 20 South, Range 3 West

Section 21: SW/4 of SE/4

Township 21 South, Range 3 West

Section 8: NE/4 of NW/4



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Being 1/4 of the mineral interest conveyed to Grantor in Deed Book 286, Page 690 conveyance records of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jack C. Tunstall Royalty
Mailing Address Trust A
P.O. Box 50119
Austin, TX 78763

Grantee's Name James C. Cowden, Jr., Allen T.
Mailing Address Cowden, Christy C. Little
P.O. Box 50119
Austin, TX 78763

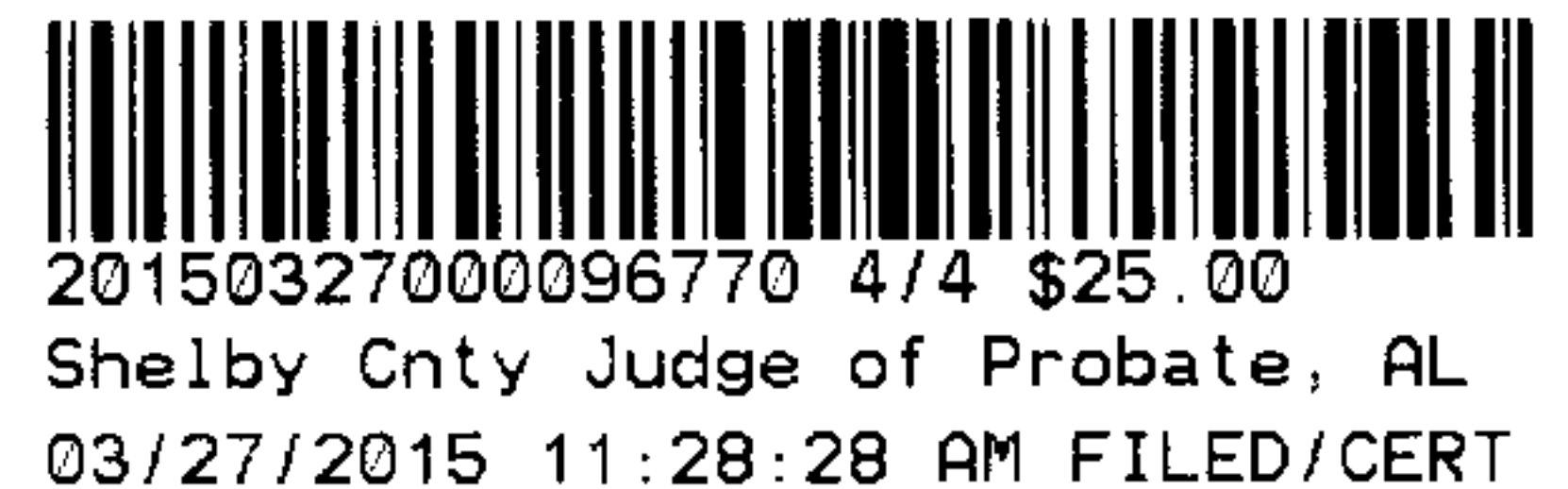
Property Address Mineral rights -
Exhibit A

Date of Sale 9/13/2012
Total Purchase Price \$
or
Actual Value \$1,000
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/25/15

Print Jennifer Brandt

Unattested

Sign

Jennifer Brandt
(Grantor/Grantee/Owner/Agent) circle one

(verified by)