

DEED

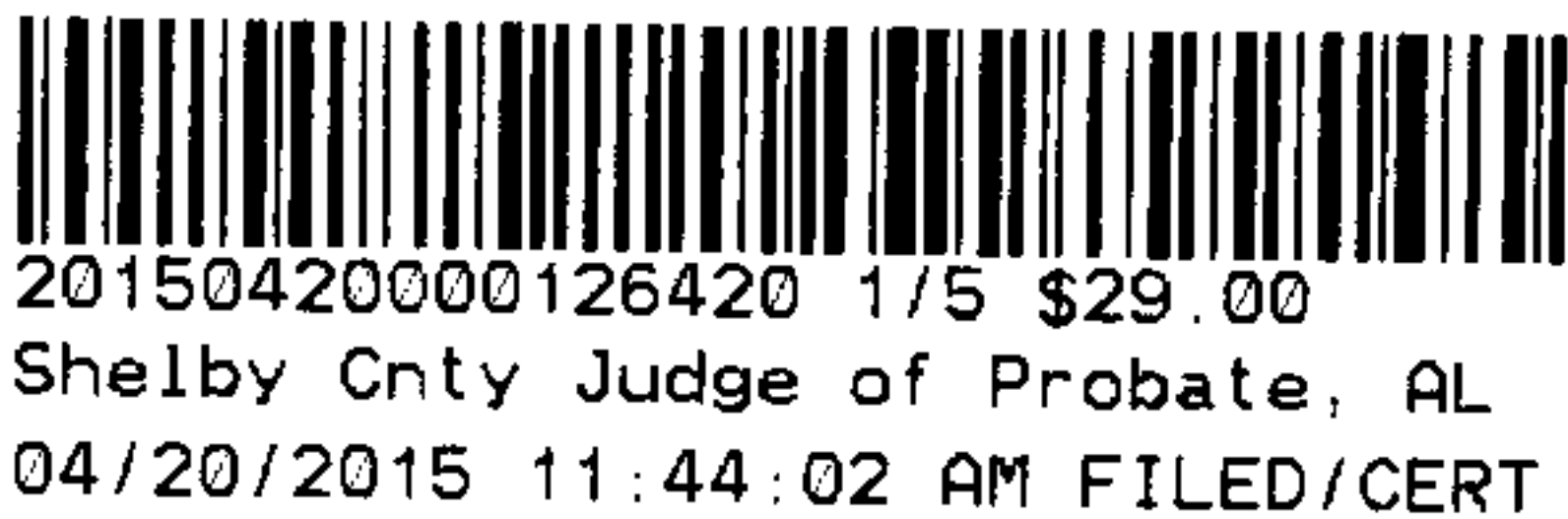
State of Alabama                   §  
                                             §  
County of Shelby                 §

**Grantors' Names & Addresses:**  
  
                                  Jeanie Cowden, a married woman  
                                  3708 Bonnell Drive  
                                  Austin, TX 78731  
  
                                  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

Shelby County, AL 04/20/2015  
State of Alabama  
Deed Tax: \$1.00

**Grantee:**                   Tunstill Mineral Company, LP,  
                                  a Texas limited partnership

**Grantee's Address:**   P.O. Box 5398  
                                  Austin, Texas 78763



**Effective Date: September 13<sup>th</sup>, 2012**

For adequate consideration, the receipt and sufficiency of which are hereby acknowledged, subject to exceptions set forth herein, Grantors named above hereby BARGAIN, GRANT, SELL, AND CONVEY to Tunstill Mineral Company, LP, a Texas limited partnership (as “**Grantee**”) ALL of Grantors’ undivided interest in and to all oil, gas, and mineral rights of any kind owned by Grantors 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 Grantors 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 Grantors’ interests in all other rights incident or appurtenant thereto (the “**Properties**”), TO HAVE AND TO HOLD the same unto Grantee and Grantee’s successors and assigns, together with, all and singular, rights and appurtenances thereto.

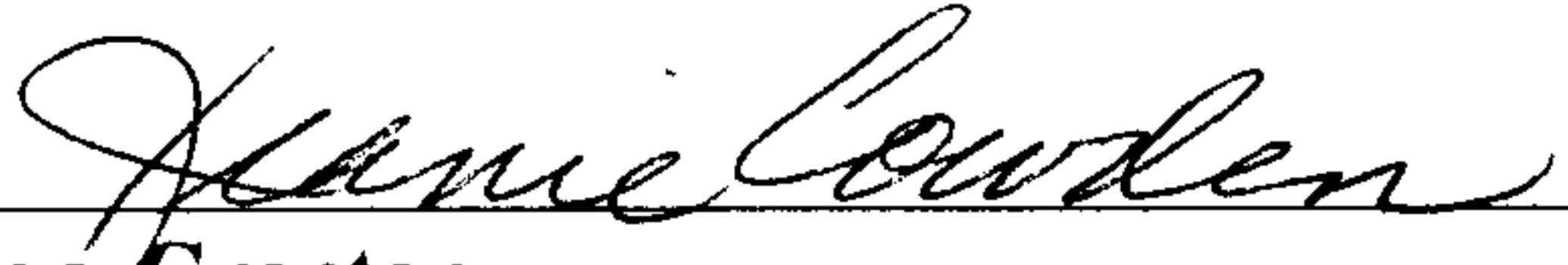
This conveyance is made subject to any right now existing in favor of any lessee or its assigns under any valid and subsisting oil and gas leases of record in the counties in which said properties are situated, but this Deed shall not serve to or be deemed a ratification or reviver of any previously granted oil and gas lease, which is no longer valid, in force and effect. Grantee 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 Grantee had been, at the date of making any currently valid and subsisting lease, the owner of the conveyed Properties.

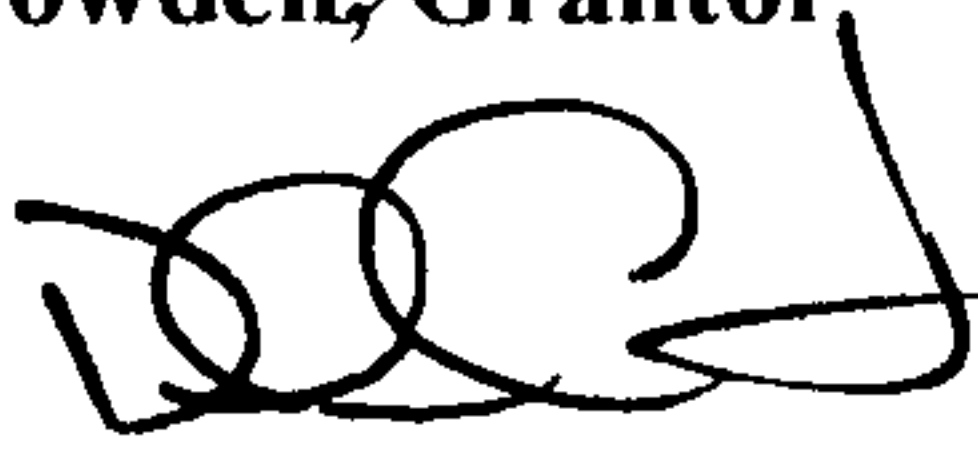
Grantors agree to execute such further documents, instruments, and assurances as may be reasonably requested or required to allow Grantee’s full use and enjoyment of the undivided Properties conveyed by this Deed.


Prepared by:  
Tunstill Mineral Company, LP  
Jennifer Brandt  
PO Box 5398  
Austin, TX 78763

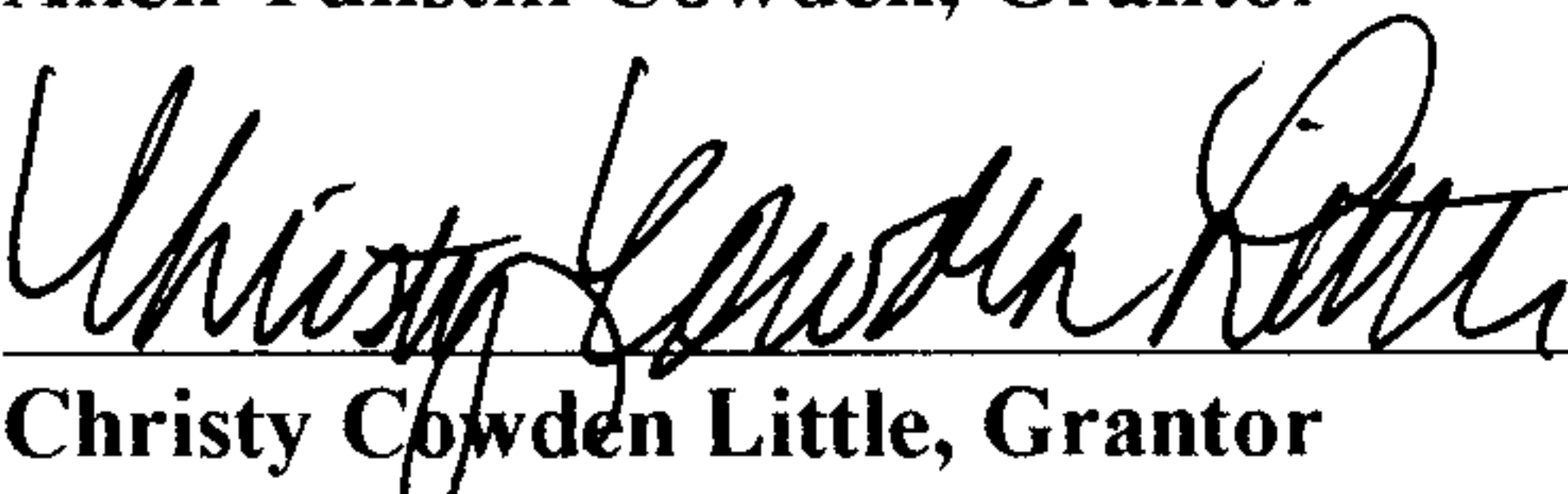
20.00 net mineral acres

IN WITNESS WHEREOF, the undersigned Grantors have 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 Grantors' signature below, but is effective for all purposes as of the Effective Date stated above.


  
\_\_\_\_\_  
Jeanie Cowden, Grantor

  
\_\_\_\_\_  
James Coley Cowden, Jr., Grantor

  
\_\_\_\_\_  
Allen Tunstill Cowden, Grantor

  
\_\_\_\_\_  
Christy Cowden Little, Grantor

[Acknowledgements Follow]

  
20150420000126420 2/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/20/2015 11:44:02 AM FILED/CERT



State of Texas                   §  
County of Travis               §

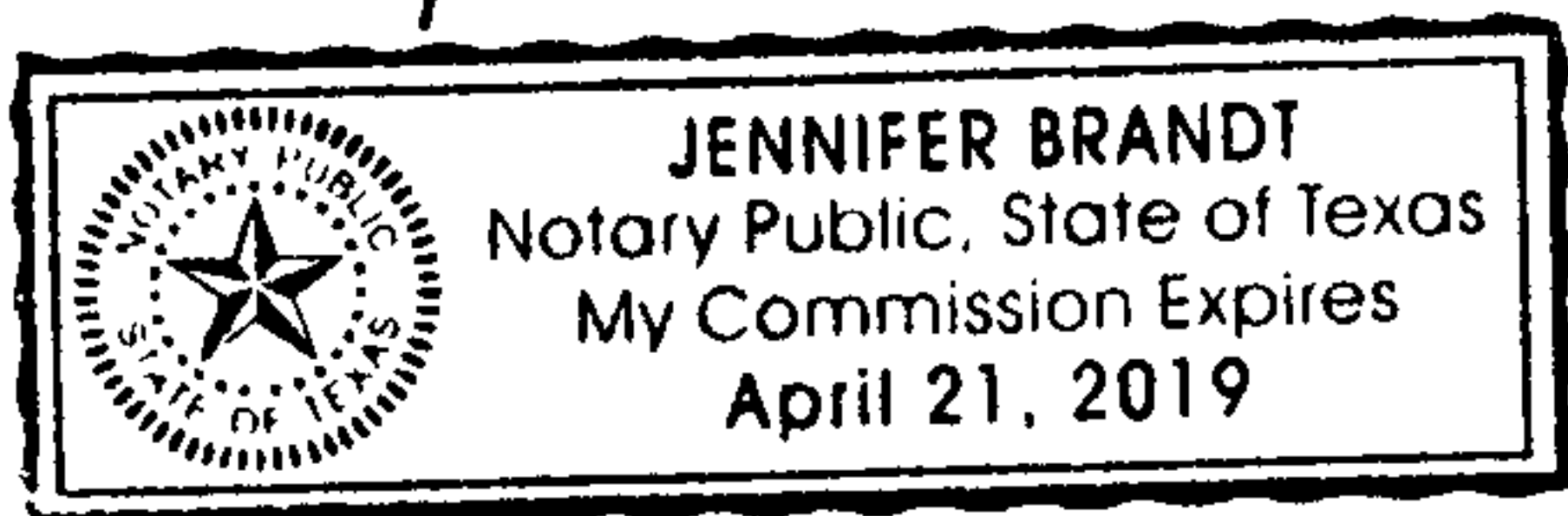
This instrument was acknowledged before me by Jeanie Cowden, as Grantor, on this 1<sup>st</sup> day of April 2015.



Jennifer Brandt  
Notary Public, State of Texas

The State of Texas               §  
County of Travis               §

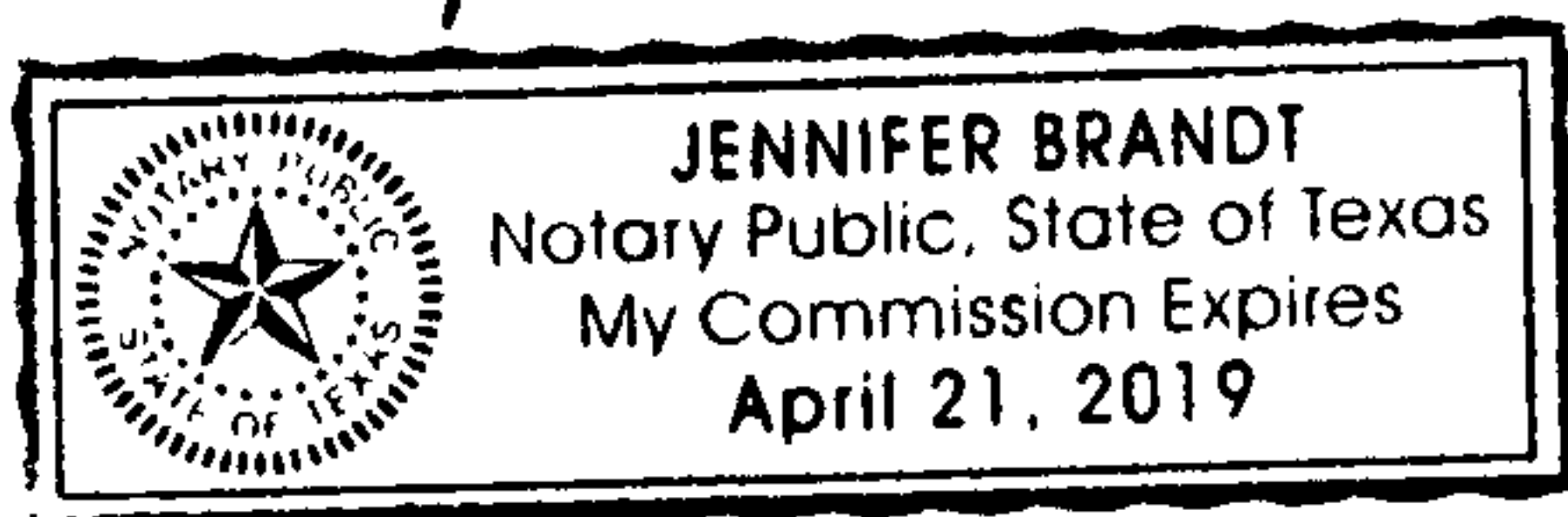
This instrument was acknowledged before me by James Coley Cowden, Jr., Grantor, on this 1<sup>st</sup> day of April 2015.



Jennifer Brandt  
Notary Public, State of Texas

The State of Texas               §  
County of Travis               §

This instrument was acknowledged before me by Allen Tunstill Cowden, Grantor, on this 1<sup>st</sup> day of April 2015.



Jennifer Brandt  
Notary Public, State of Texas

The State of Texas               §  
County of Travis               §

This instrument was acknowledged before me by Christy Cowden Little, Grantor, on this 1<sup>st</sup> day of April 2015.



Jennifer Brandt  
Notary Public, State of Texas


  
20150420000126420 3/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/20/2015 11:44:02 AM FILED/CERT

EXHIBIT "A"

SHELBY COUNTY, ALABAMA

An undivided 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

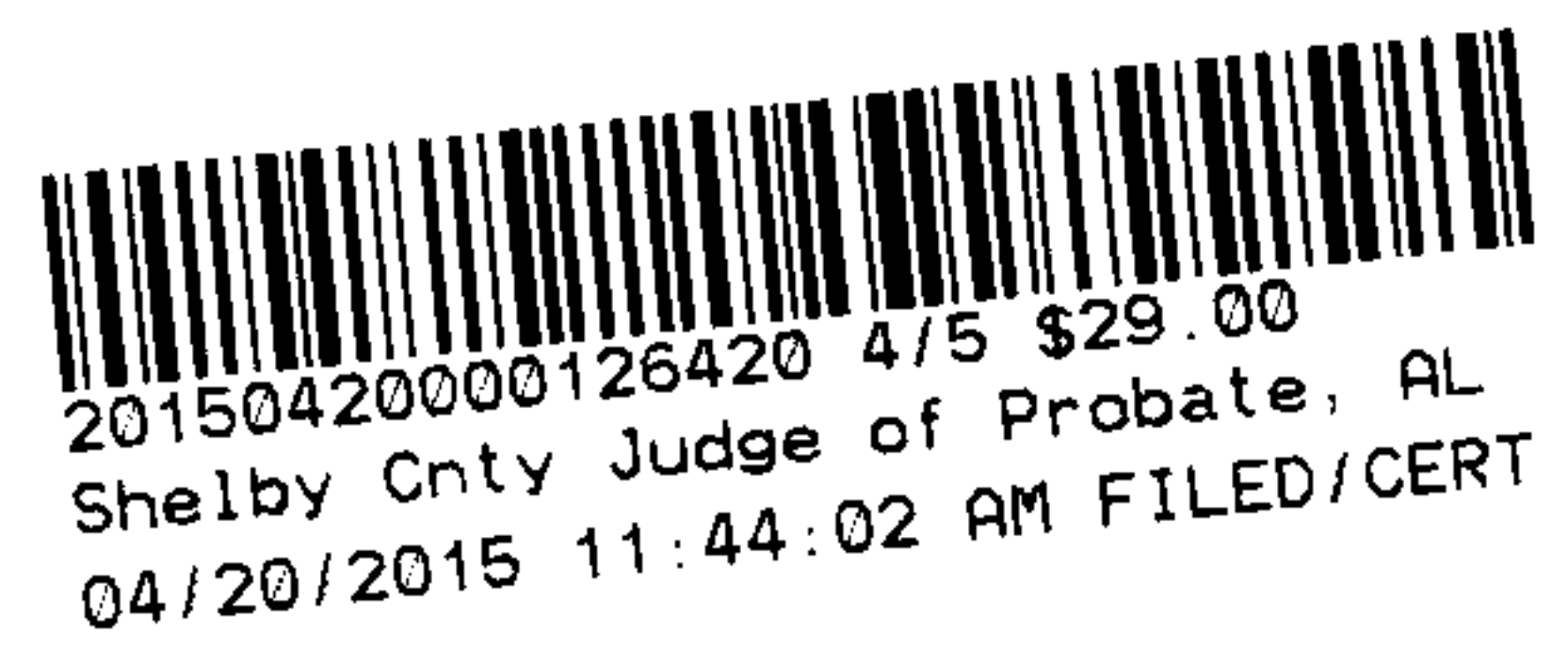
Township 20 South, Range 3 West

Section 21: SW/4 of SE/4

Township 21 South, Range 3 West

Section 8: NE/4 of NW/4

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 Jeanie Cowden, Allen Cowden Grantee's Name Tunstall Mineral Company, LP  
Mailing Address James C. Cowden, Jr., Christy C. Little Mailing Address P.O. Box 5398  
P.O. Box 50119 Austin, TX 78763

Property Address Mineral rights

Date of Sale 9/13/12  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 1000  
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 4/13/15

Print Jennifer Brandt

Unattested

Sign

Jennifer Brandt

(verified by)

(Grantor/Grantee/Owner/Agent) circle one