

This instrument was prepared by
G. Allen Morris on behalf of the
Trust Account administered by
REGIONS BANK P. O. Box 10463
Birmingham, Alabama 35202

STATE OF ALABAMA)

SHELBY COUNTY)



20170223000064360 1/3 \$21.90
Shelby Cnty Judge of Probate, AL
02/23/2017 02:48:19 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, pursuant to that certain Quitclaim Deed recorded in MINDEED, Instrument No. 20121213000477330, in the Office of the Probate Judge of Shelby County, Alabama, Regions Bank, as Trustee of the Annie Jemison Woodward Trust fbo James Woodward, received an undivided interest in certain oil, gas and mineral rights, and royalty rights in property situated in Shelby County, Alabama (hereinafter referred to as "Mineral Rights"), said Mineral Rights being more specifically described in Exhibit "A" attached hereto and made a part of hereof; and

WHEREAS, Regions Bank as Trustee of the Annie Jemison Woodward Trust fbo James Woodward desires to convey all of the Mineral Rights held by said trust.

NOW THEREFORE, in consideration of the sum of TEN and NO/100 Dollars (\$10.00) cash and of other good and valuable consideration in hand paid, to the undersigned Regions Bank as Trustee of the Annie Jemison Woodward Trust fbo James Woodward, P. O. Box 10463, Birmingham, Alabama 35202 (hereinafter called "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does hereby remise, release, quitclaim, assign, and convey unto Sue Anne Burt, 150 Queensbury Cres-Lockerbie, Birmingham, Alabama 35223 (hereinafter called "Grantee"), all of the right, title and interest of Grantor in and to the Mineral Rights situated in Shelby County, Alabama, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the estate, rights and interest herein described and conveyed, together with all of the rights, privileges, easements and appurtenances thereunto belonging or in anywise appertaining, including all interest in all operating agreements, unit agreements, any pooled, unitized or communitized acreage appurtenant thereto, or utilized in connection therewith, and other contracts or agreements of whatsoever kind to which the Grantor's right, title and interest may be subject, unto the Grantee, her heirs and assigns forever.

This conveyance is expressly made subject to all leases, royalties and overriding royalties of record, and all rights of way, easements, roadways, reservations, orders, and contracts of whatsoever kind or other matters now affecting the Mineral Rights herein conveyed or use thereof now of record, or otherwise visible on the ground. The Grantor does hereby remise, release, quitclaim, assign, and convey unto the Grantee, her heirs, successors and assigns, all rents, royalties, and other rights which Grantor may have under any such leases and/or other agreements.

This instrument is executed without warranty or representation of any kind on the part of the Grantor expressed or implied, including, but not limited to, warranties relating to (1) titles to the Mineral Rights; (2) the environmental quality and condition of said Mineral Rights, the surrounding property and ground water; (3) the existence of any discharge of hazardous substances or other pollutants upon or from said Mineral Rights which has caused or may cause environmental degradation; and (4) the status of compliance of said Mineral Rights with federal, state, and local laws or regulations pertaining to health, safety or environmental protection.

It is the intent of the Grantor to convey unto the Grantee, any and all interest of the Grantor in mineral rights and mining rights located in Shelby County, Alabama, owned by the Annie Jemison Woodward Trust fbo James Woodward, whether or not herein described accurately or otherwise.

This instrument is executed by the undersigned Regions Bank solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its corporate or individual capacity, and the undersigned expressly limit its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Regions Bank as Trustee of the Annie Jemison Woodward Trust fbo James Woodward, has executed this instrument on this 16th day of February, 2017.

ATTEST:

Regions Bank as Trustee of the Annie Jemison Woodward Trust fbo James Woodward

BY: _____

ITS: Vice President

BY: _____

ITS: Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that G. Allen Morris and Anthony J. Edwards whose names as Vice President and Vice President, respectively, of Regions Bank, as Trustee of the Annie Jemison Woodward Trust fbo James Woodward, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Trustee, as aforesaid.

Given under my hand and official seal this 17th day of February, 2017.

Melinda Valdez
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-20-17

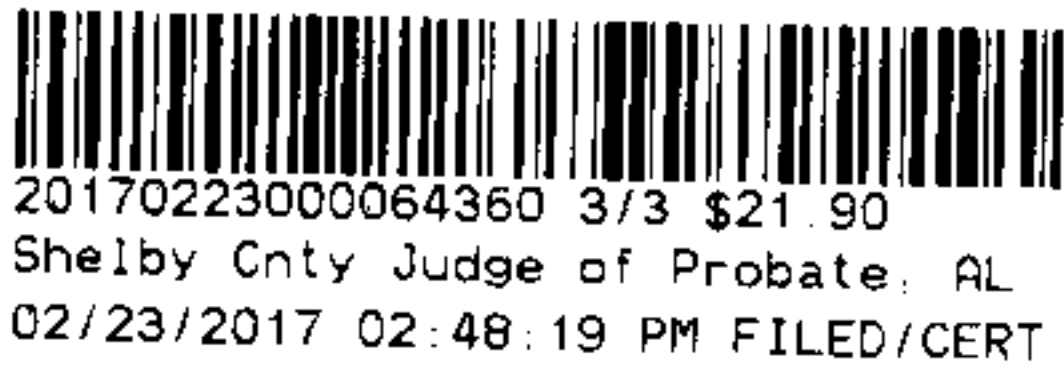
EXHIBIT “A”

Attached hereto and made a part of that certain Quitclaim Deed from Regions Bank as Trustee of the Anne Jemison Woodward Trust fbo James Woodward, Grantor, to Sue Anne Burt, Grantee, dated Feburary 16, 2017.

One-Fifth (1/5) of an Undivided 5.556% Interest In Mineral Rights Only

SHELBY COUNTY, ALABAMA

	<u>SECTION</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>ACRES</u>
NW1/4 of NE1/4 and NW1/4	6	20	1W	200
NE1/4 of NE1/4, SW1/4 of NE	6	20	1W	80
W1/2 OF SW1/4	6	20	1W	80
SE1/4 OF NE1/4 & NW1/4 of SW1/4	10	20	1W	80
W1/2 of NW1/4	18	20	1W	<u>80</u>
TOTAL				520



This deed covers 520 gross mineral acres and 6.00 net mineral acres m/l located in Shelby County, Alabama.