


## REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	D.R. Horton, Inc.-Birmingham	Grantee's Name:	DRH Energy, Inc.
Mailing Address:	2188 Parkway Lake Drive Hoover, Alabama 35244	Mailing Address:	301 Commerce St., Ste. 500 Fort Worth, Texas 76102 Attn: Mark Karnes
Property Address:	Lots 157, 168 and 169, Ph 3; Lots 161 and 162, Ph 3, 1 <sup>st</sup> Add; and raw land in Waterstone Subdivision, Shelby County, AL	Date of Sale:	April 27, 2017
		Purchase Price:	\$1,000.00 Non-producing (To Clear Title)
		Acreage:	Less than 22 acres

### THIS INSTRUMENT PREPARED BY:

Jack P. Russell, Esq.  
Hand Arendall LLC  
1801 5<sup>th</sup> Ave. N., Ste. 400  
Birmingham, AL 35203

  
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STATE OF ALABAMA  
COUNTY OF SHELBY

### MINERAL DEED

THIS MINERAL DEED is made by D.R. HORTON, INC. – BIRMINGHAM, an Alabama corporation (“Grantor”), whose mailing address is 25366 Profit Drive, Daphne, AL 36526, to and for the benefit of DRH ENERGY, INC., a Colorado corporation (“Grantee”), whose mailing address is 301 Commerce St., Ste. 500, Ft. Worth, TX 76102, Attn: Mark Karnes.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns the following (collectively, the “Conveyed Rights”):

A. Any and all (i) oil rights, (ii) mineral rights, (iii) natural gas rights, (iv) rights to all other hydrocarbons by whatsoever name known, (v) geothermal heat rights or geothermal substances that may be produced from the Property (as hereinafter defined), (vi) water rights and claims or rights to water, and (vii) all products derived from any of the foregoing (collectively, “Subsurface Resources”) located in or under that certain real property located in Shelby County, Alabama, and described in **Exhibit A** attached hereto and incorporated herein (the “Property”), to the extent such Subsurface Resources have not been previously reserved and/or retained by third parties; and

B. The perpetual right to drill, mine, explore and operate for and produce, store and remove any of the Subsurface Resources on or from the Property by any means whatsoever, including without limitation, the right to whipstock or directionally drill and mine, from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface of the Property or the upper five hundred (500) feet of the subsurface of the Property.

**TO HAVE AND TO HOLD** the Conveyed Rights, with all rights, privileges and appurtenances thereunto belonging, if any, to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the Conveyed Rights. Furthermore, this conveyance is made subject to any and all matters of record in the county in which the Property is situated, including, without limitation, all prior reservations and conveyances of minerals, royalties, groundwater and other interests affecting all or any part of the Subsurface Resources, to the extent the same are valid and subsisting and affect the Subsurface Resources.


**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed by its duly authorized officer to be effective as of the 27<sup>th</sup> day of April, 2017.

**D.R. HORTON, INC. – BIRMINGHAM,**  
an Alabama corporation

By: \_\_\_\_\_

Julia L. Dummitt

As Its Assistant Secretary

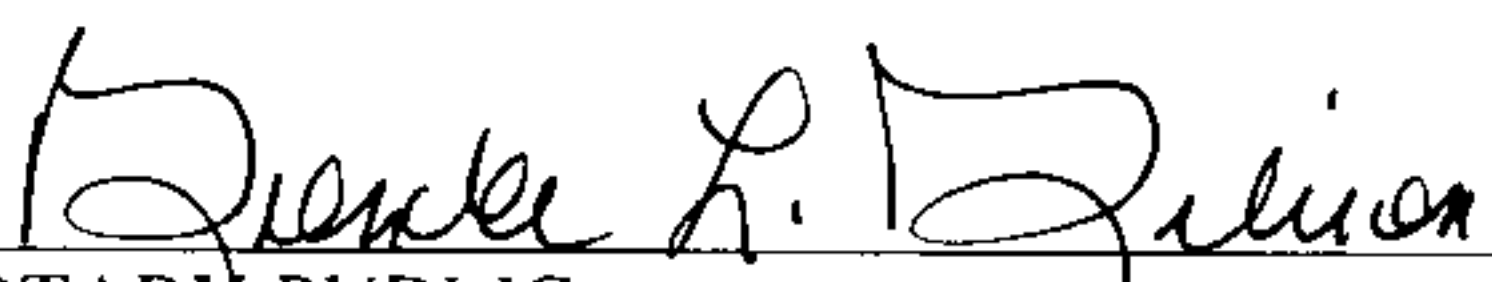
  
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STATE OF ALABAMA  
COUNTY OF Shelby

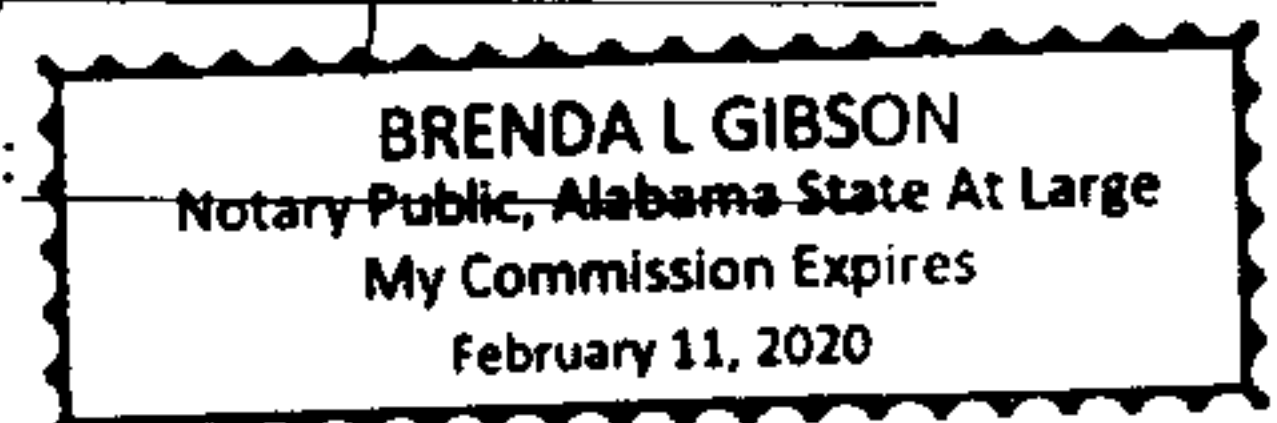
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia L. Dummitt, whose name as Assistant Secretary of D.R. Horton, Inc. - Birmingham, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer, executed the same voluntarily and with full authority for and as the act of said corporation.

Given under my hand and official seal this 26th day of April, 2017.

{SEAL}

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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## **EXHIBIT A**

That certain real property located in Shelby County, Alabama described as follows:

**PARCEL I:**

Lots 157, 168 and 169, according to the Survey of Waterstone Phase 3, as recorded in Map Book 44, page 118, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

Lots 161, 162 and 163 according to the Survey of Waterstone Phase 3 1st Addition, as recorded in Map Book 46, page 90, in the Probate Office of Shelby County, Alabama.

**PARCEL III:**

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 87°55'13" East a distance of 853.88 feet to the Point of Beginning; thence South 87°55'13" East a distance of 879.33 feet; thence South 02°04'40" West a distance of 127.50 feet; thence South 14°53'08" West a distance of 51.28 feet; thence South 02°04'40" West a distance of 390.43 feet; thence South 87°47'27" East a distance of 83.38 feet; thence South 02°12'33" West a distance of 50.00 feet; thence South 02°12'33" West a distance of 122.65 feet; thence South 87°47'27" East a distance of 60.00 feet; thence South 02°12'33" West a distance of 143.10 feet; thence South 54°32'37" West a distance of 237.27 feet; thence North 72°33'10" West a distance of 157.35 feet; thence North 37°10'16" East a distance of 142.98 feet; thence with a curve turning to the right with an arc length of 31.35 feet, with a radius of 50.00 feet, with a chord bearing of North 34°51'55" West, with a chord length of 30.84 feet; thence North 16°54'06" West a distance of 47.65 feet; thence South 73°05'54" West a distance of 190.34 feet; thence South 01°47'22" East, a chord distance of 90.45 feet; thence South 88°12'38" West a distance of 115.00 feet; thence with a curve turning to the left with an arc length of 33.38 feet, with a radius of 25.18 feet, with a chord bearing of South 44°29'07" East, with a chord length of 30.99 feet; thence with a reverse curve turning to the right with an arc length of 242.51 feet, with a radius of 66.00 feet, with a chord bearing of South 22°52'34" West, with a chord length of 127.20 feet; thence South 38°22'23" West a distance of 23.96 feet; thence South 88°12'38" West a distance of 117.39 feet; thence North 01°47'38" West a distance of 1130.10 feet to the Point of Beginning.

**PARCEL IV:**

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 87°55'13" East a distance of 2464.65 feet to the Point of Beginning; thence South 87°55'13" East a distance of 251.56 feet; thence South 02°17'23" East a distance of 685.99 feet; thence South 87°41'45" West a distance of 179.70 feet; thence South 02°17'20" East a distance of 17.85 feet; thence South 87°42'40" West a distance of 237.00 feet; thence North 45°24'25" East a distance of 21.67 feet; thence North 27°05'56" East a distance of 104.74 feet; thence North 08°47'26" East a distance of 52.37 feet; thence North 05°26'03" East a distance of 38.05 feet; thence North 02°04'40" East a distance of 103.44 feet; thence North 02°04'40" East a distance of 251.52 feet; thence North 26°08'28" East a distance of 52.23 feet; thence North 11°27'20" East a distance of 132.03 feet to the Point of Beginning.



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