

This instrument prepared (without benefit of a title search or survey) by:

Sidney T. Philips. Esq.
Leitman, Siegal & Payne, P.C.
1927 1st Avenue North, Suite 101
Birmingham, Alabama 35203
205) 986-5016

Send Tax Notice to:
Elbert S. Jemison, III
828 Euclid Avenue
Mountain Brook, AL 35213

STATE OF ALABAMA)

SHELBY COUNTY)



20221215000451850 1/4 \$37.60
Shelby Cnty Judge of Probate, AL
12/15/2022 09:00:19 AM FILED/CERT

QUITCLAIM MINERAL RIGHTS DEED

KNOW ALL MEN BY THESE PRESENTS, that **Regions Bank and Anne J. Heppenstall, as Trustees of the Elbert S. Jemison, Jr. Family Trust created under the Will of Elbert S. Jemison, Jr., deceased (Probate Court of Jefferson County, Alabama, Case #210335) and Regions Bank and Anne J. Heppenstall, as Personal Representatives of the Estate of Jessie Y. Jemison, aka Jessie Ann Jemison, deceased (Probate Court of Jefferson County, Alabama, Case #22BHM02504)** (hereinafter collectively called **Grantor**), whose addresses are P.O. Box 10463, Birmingham, AL 35202, do hereby remise, release, quitclaim and convey to Elbert S. Jemison, III, a single man, (hereinafter called **Grantee**), whose address is 828 Euclid Avenue, Mountain Brook, Alabama, 35213, all their right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama:

MINERAL RIGHTS ONLY:

	Sec	Tw	Rng	Acres
NE/4 of NE/4; W/2 NE/4; NW/4	6	20S	1W	280
W/2 of SW/4	6	20S	1W	80
SE/4 of NE/4; NW/4 of SW/4	10	20S	1W	80
W/2 of NW/4	18	20S	1W	80
TOTAL GROSS ACRES				520

It is the purpose and intention of the Grantor to hereby remise, release, quitclaim and convey and the Grantor does hereby remise, quitclaim and convey all right, title and interest in all lands, mineral interests and mining rights, including subsurface space that may be owned by Grantor which can be used as storage space for carbon dioxide or other substances, held by Grantor and located in Shelby County, Alabama, whether or not herein accurately described or otherwise (the “Mineral Rights”).

This property does not constitute the Homestead of the Grantor.

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 of whatsoever kind to which the Grantor's right, title and interest may be subject, unto the Grantee, his 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, his heirs, successors and assigns, all rents, royalties, and other rights which Grantor may have under any such leases and/or other agreements, if any.

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.

This instrument is executed by the undersigned Regions Bank and Anne J. Heppenstall, solely in the representative capacities 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 their corporate or individual capacity, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by it in the representative capacity named.

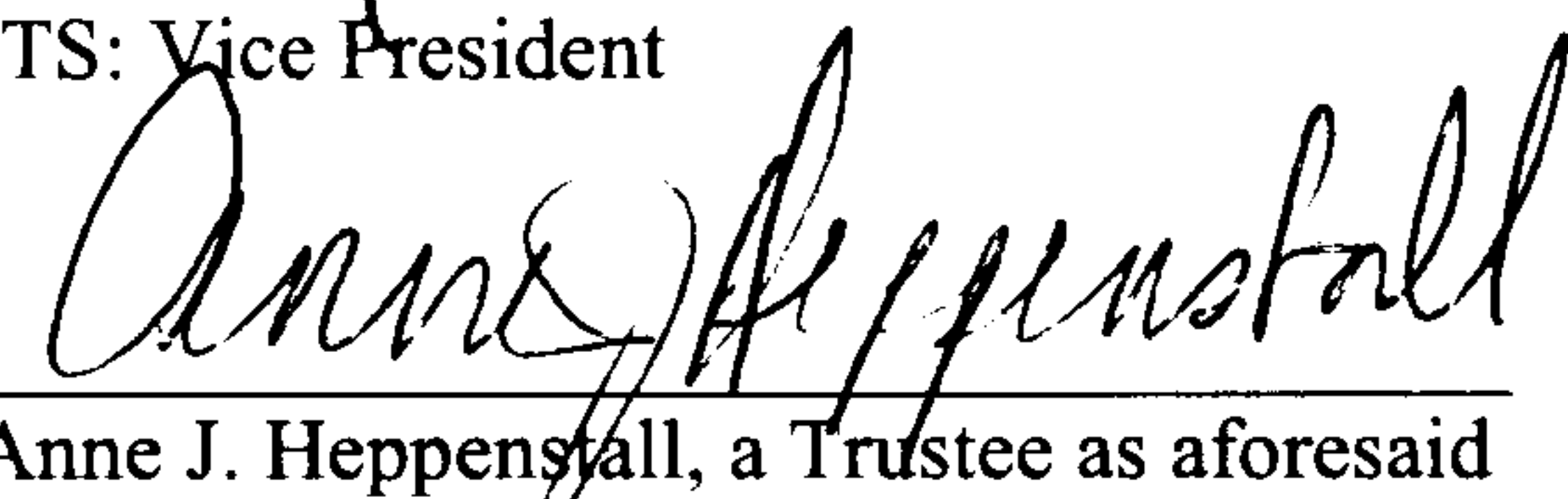
IN WITNESS WHEREOF, Regions Bank and Anne J. Heppenstall, as Trustees of the Elbert S. Jemison, Jr. Family Trust created under the Will of Elbert S. Jemison, Jr., deceased, and Regions Bank and Anne J. Heppenstall, as Personal Representatives of the Estate of Jessie Y. Jemison, aka Jessie Ann Jemison, deceased, have executed this instrument on this 12th day of December, 2022.

ATTEST:

REGIONS BANK, a Trustee as aforesaid

BY: 
ITS: Vice President

BY: 
ITS: Vice President


Anne J. Heppenstall, a Trustee as aforesaid



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ATTEST:

REGIONS BANK, as Personal
 Representative, as aforesaid

BY: [Signature]
 ITS: Vice President

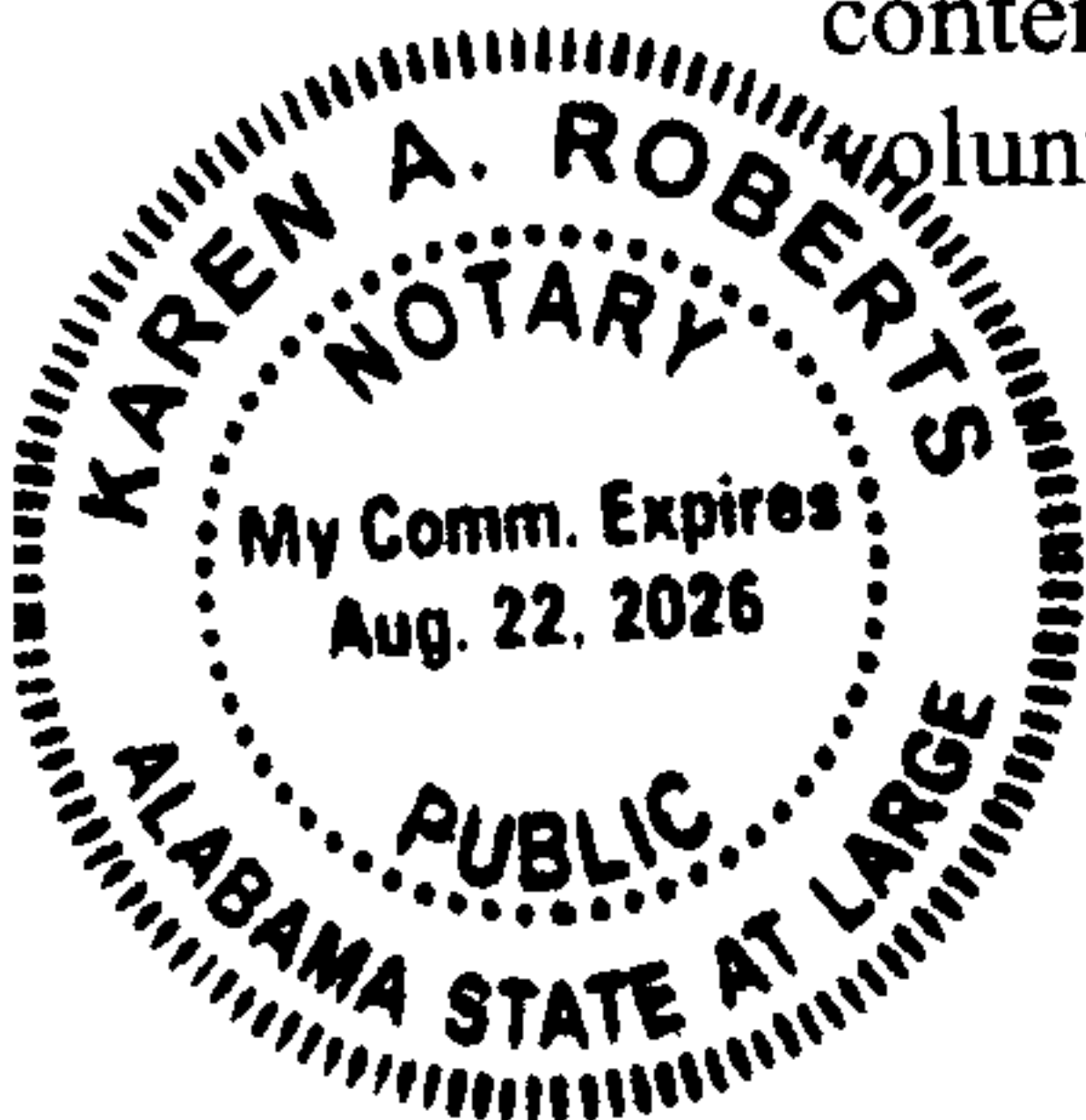
BY: [Signature]
 ITS: Vice President
[Signature]
 Anne J. Heppenstall, as Personal
 Representative, as aforesaid

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clay C. Dickinson and Anthony J. Edwards whose names as Vice President and Vice President, respectively, of Regions Bank, as a Trustee of the Elbert S. Jemison, Jr. Family Trust created under the Will of Elbert S. Jemison, Jr., deceased, 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 a Trustee, as aforesaid.

Given under my hand and official seal this 13th day of December, 2022.



Karen A. Roberts
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 08-22-2026

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Anne J. Heppenstall, whose name as a Trustee of the Elbert S. Jemison, Jr. Family Trust created under the Will of Elbert S. Jemison, Jr., deceased, 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, she, in her capacity as such a Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of December, 2022.

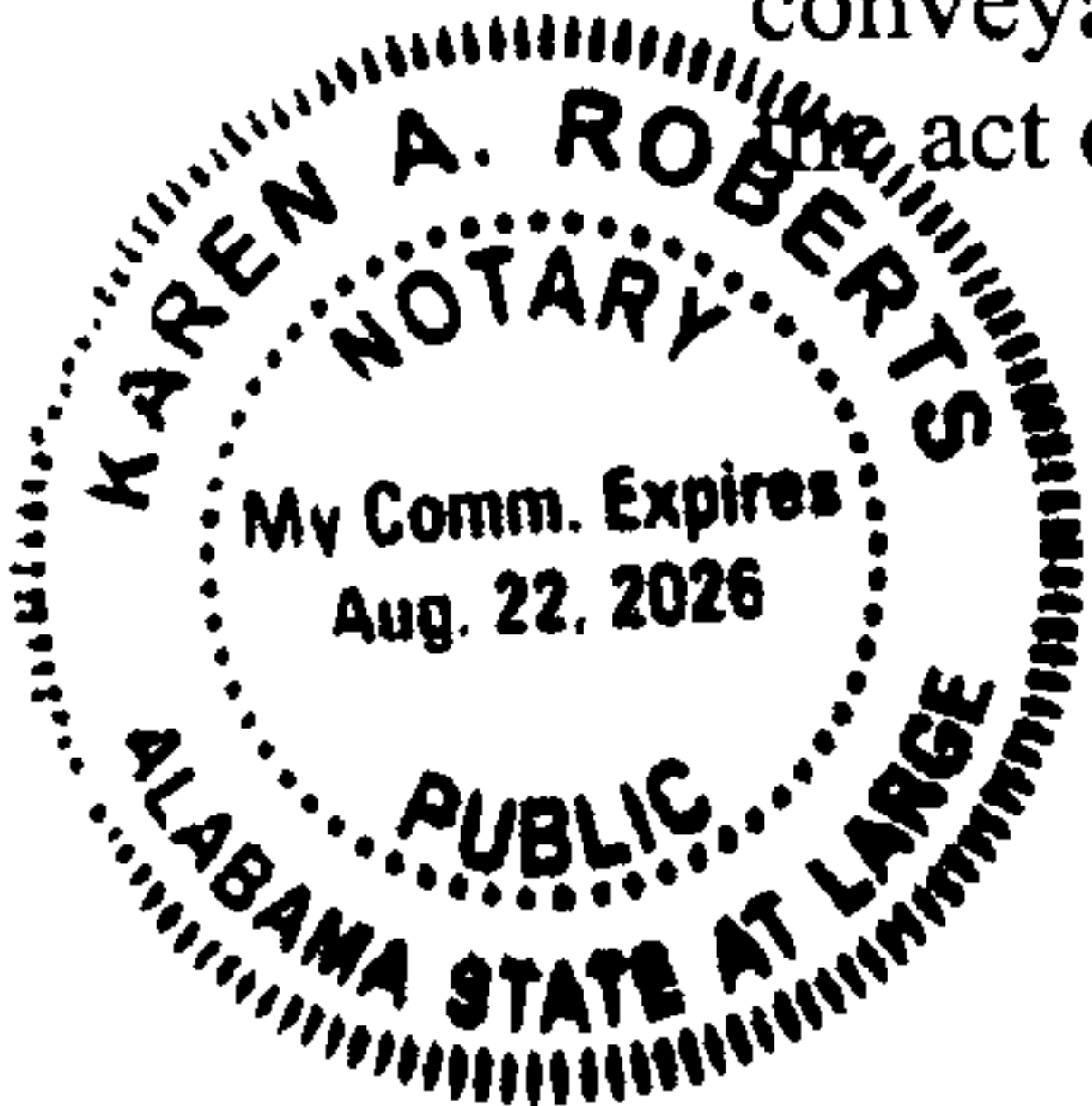
Linda McCutcheon
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 2/26/2025

STATE OF ALABAMA)
JEFFERSON COUNTY)

20221215000451850 4/4 \$37.60
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clay C. Dickinson and Anthony J. Edwards whose names as Vice President and Vice President, respectively, of Regions Bank, as Personal Representative of the Estate of Jessie Y. Jemison, aka Jessie Ann Jemison, deceased, 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 act of said corporation, acting in its capacity as such Personal Representative, as aforesaid.

Given under my hand and official seal this 13th day of December, 2022.



Karen A. Roberts
NOTARY PUBLIC
MY COMMISSION EXPIRES 08-22-2026

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Anne J. Heppenstall, whose name as Personal Representative of the Estate of Jessie Y. Jemison, aka Jessie Ann Jemison, deceased, 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, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of December, 2022.

Linda McClurg
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/24/2025

For mineral documentary tax purposes this deed contains 2.88 net mineral acres. Deed value \$ 191.00