



20230203000029440 1/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

PREPARED BY:

John W. Donald, Jr.
61 St. Joseph St., Suite 903
Mobile, AL 36602

RETURN TO:

John W. Donald, Jr.
61 St. Joseph St., Suite 903
Mobile, AL 36602

MINERAL DEED AND ASSIGNMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GRANTOR:

James Graham Brown Foundation, Inc.
American Life Building
471 West Main Street
Suite 401
Louisville, KY 40202
(502) 896-2440

GRANTEE:

Alabama Forest Land Trust, Inc.
8 St. Joseph Street
2nd Floor
Mobile, AL 36602
(251) 433-2372

Shelby County, AL 02/03/2023
State of Alabama
Deed Tax: \$.50

WHEREAS, the James Graham Brown Foundation, Inc., an Internal Revenue Code Section 501(c)(3) nonprofit organization, founded in 1954, whose mission is to make gifts and grants for business, education, health, to promote the general welfare and advancement of the public at large, and support projects and institutions that enable transformative change that leads to more prosperous and equitable communities, through education, workforce, and quality of life; and

WHEREAS, the Alabama Forest Land Trust, Inc., an Internal Revenue Code Section 501(c)(3) nonprofit organization, founded in 1986, as an accredited working forest land trust and forest conservation organization, whose mission is to enhance, promote and preserve the productivity and sustainability of Alabama's forest resources to ensure their economic and environmental benefits for future generations; and

WHEREAS, the James Graham Brown Foundation, Inc. ("Grantor") acquired and/or reserved oil, gas, and mineral interests, including royalty interests, in the United States of America, including various counties in the State of Alabama and other states, including Florida, Georgia and Mississippi ("the Minerals"); and

WHEREAS, Grantor desires to convey all of its Minerals to the Alabama Forest Land Trust, Inc., a 501(c)(3) nonprofit organization ("Grantee").

NOW, THEREFORE, PREMISES CONSIDERED, for the mutual benefits, purposes and missions of the Grantor and Grantee, and for good and valuable consideration, but for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby donate, gift, grant, bargain, convey, assign, transfer and



20230203000029440 3/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

specially warrant to Grantee, all of Grantor's right, title and interest in and to all oil, gas and other severed mineral interests, royalty interest, overriding royalty interest (the "Mineral Interest") in Shelby County, Alabama, including all interest in land, easements, rights-of-way, contracts, wells, permits, of whatever kind or character that may be associated with the Mineral Interest, including, but not limited to, the mineral interest and property described on Exhibit "A" attached hereto.

In some of the lands described on Exhibit "A", the Grantor may own both the surface and some or all of the oil, gas and other minerals. In each such instance, the Grantor intends to convey, and does hereby convey, to the Grantee all of Grantor's right, title and interest in the oil, gas and other minerals in such lands, but does not convey, and hereby reserves to Grantor, the surface ownership in such lands.

This conveyance is made subject to any valid and subsisting oil, gas and other mineral lease or leases, Unitization Agreements, Joint Operating Agreements and Pooling Agreements on said land, but for the same consideration herein mentioned, Grantor has granted, transferred, assigned and conveyed, and by these presents does grant, transfer, assign and convey unto Grantee, its successors and assigns, the same undivided interest, being all of Grantor's interest in and to the Mineral Interest, and all the rights, rentals, royalties and other benefits accruing or to accrue under said leases and other contractual agreements that pertain to said Mineral Interest to have and to hold unto Grantee, its successors and assigns.

This Mineral Deed and Assignment is made subject to all matters of public record, to any and all prior reservations, exceptions, restrictions, and/or prior conveyances; to all oil, gas and/or other mineral deeds and all rights in connection therewith, if any, as previously

reserved by others or conveyed to others; or matters applicable to said oil, gas and other minerals, and mineral and royalty rights and interests.

Some of the interest owned by Grantor may be a term interest, *e.g.*, term royalty, or term mineral interest, that may have expired. The fact that a term interest may be described on Exhibit "A" does not mean that Grantor is affirming that the interest is still in force and effect.

Grantor specially warrants title to the Mineral Interest against the claims of all persons claiming through, or under Grantor, but not otherwise. This Mineral Deed and Assignment is made with full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore given or made in respect of Grantor's interest or any part thereof.

It is the intention of Grantor to convey and the Grantor does hereby convey any and all Mineral Interest owned by Grantor wheresoever located, whether or not described on Exhibit "A" correctly, incorrectly or not and specifically including all Mineral Interest owned by Grantor in Shelby County, Alabama.

Grantor desires that this conveyance be construed as broadly as possible, and Grantor agrees to execute Supplemental Deeds conveying to Grantee by specific descriptions the various properties covered by this Mineral Deed and Assignment in the event any properties on Exhibit "A" are misdescribed or omitted and a Deed is requested by Grantee, at Grantee's expense.

Grantee is a tax-exempt publicly supported charity under Sections 501(c)(3), 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code of 1986, as amended, and a nonprofit



20230203000029440 5/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

corporation under the laws of the State of Alabama. Grantor and Grantee acknowledge that this conveyance is unrestricted as to Grantee's use and disposition of the property herein conveyed, including, but not limited to its use as trade land, so-called, which may in Grantee's sole discretion be sold by Grantee at a future date for the purpose of funding Grantee's programs, operations and other exempt purposes.

This Mineral Deed and Assignment conveys to Grantee non-producing oil, gas and other mineral interests, royalty interest and mineral leasehold interest, and shall be effective for all purposes, as of the 1st day of October, 2022 at 12:01 a.m.

WITNESS THE SIGNATURES of Grantor and Grantee, on the dates of their respective acknowledgments set forth below, but effective as of the date set forth above.

GRANTOR:

**JAMES GRAHAM BROWN
FOUNDATION, INC.**

By: Mason B. Rummel
MASON B. RUMMEL
President and CEO

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)



20230203000029440 6/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mason B. Rummel, whose name as President and CEO of James Graham Brown Foundation, Inc., a Kentucky corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30 day of November, 2022.

Vanessa Cates
NOTARY PUBLIC, Vanessa Cates
My Commission Expires: Feb 8, 2025

(AFFIX NOTARIAL SEAL)

[REMAINDER OF THIS PAGE LEFT BLANK]



20230203000029440 7/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

GRANTEE:

ALABAMA FOREST LAND TRUST, INC.

By:

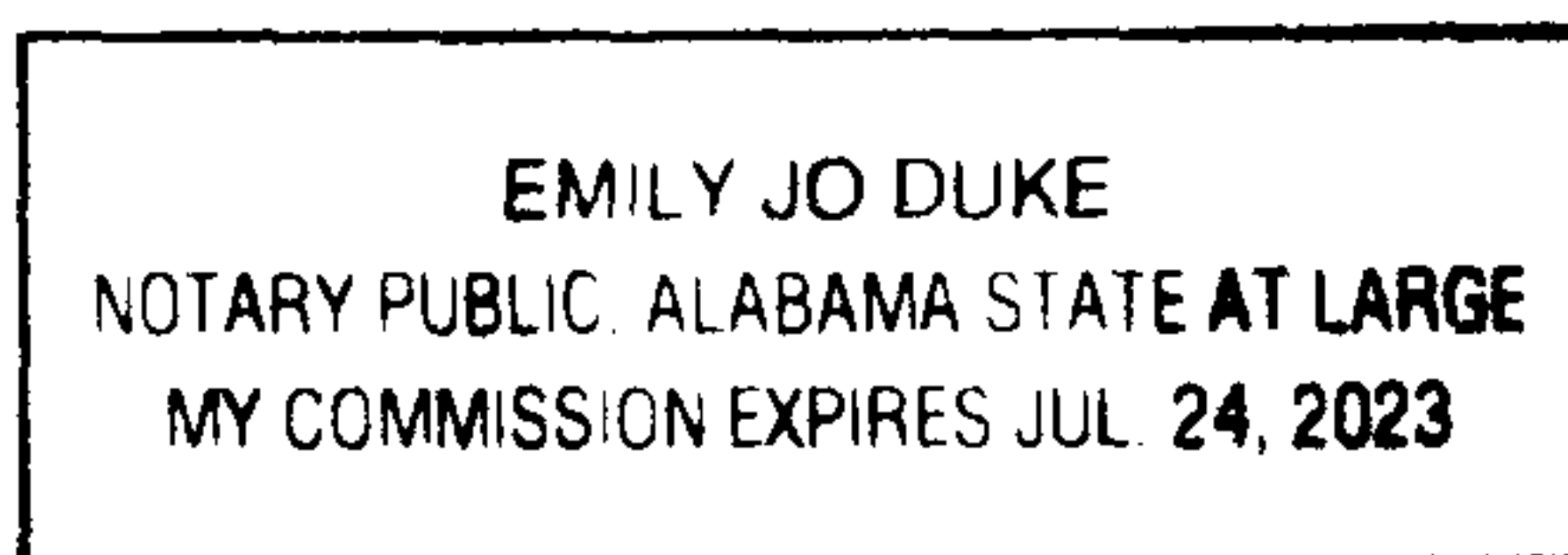

DAN DUMONT
Executive Director

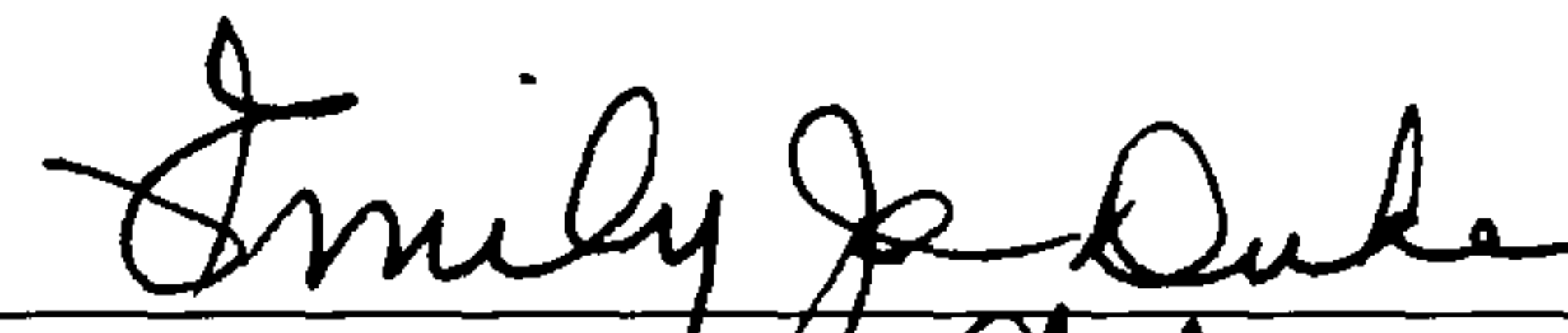
STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dan Dumont, whose name as Executive Director of Alabama Forest Land Trust, Inc., an Alabama non-profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8th day of December, 2022.




NOTARY PUBLIC, Alabama State at Large
My Commission Expires: 7-24-2023

(AFFIX NOTARIAL SEAL)

The following information is furnished in lieu of Form RT-1 Alabama Code-Section 40-22-1

Property Address: Mineral Acreage, Various S, T, R, Shelby Co., AL

Date of Conveyance: 11-30, 2022

Not a sale, no monetary consideration paid.

Actual Value Claimed – Method Other: Mineral Value Estimate Provided by Appraisal – Total: \$4,548.00

Mineral Documentary Tax: 1,516.11 Net mineral acres, more or less @ \$0.15/net acre.

The law firm of Donald & Estep, LLC makes no warranties or representations concerning the status of the title to the aforementioned mineral property, nor as to the existence of any liens, mortgages, or other encumbrances. This instrument has been prepared in accordance with the information supplied by the parties hereto. No title examination and/or opinion was requested of Donald & Estep, LLC by either Grantor or Grantee, and none was conducted and/or rendered.

AL-Shelby-MD 20221025



20230203000029440 8/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

EXHIBIT "A" ATTACHED TO AND MADE A PART OF THAT CERTAIN MINERAL DEED AND ASSIGNMENT BETWEEN JAMES GRAHAM BROWN FOUNDATION, INC., AS GRANTOR TO ALABAMA FOREST LAND TRUST, INC., AS GRANTEE, DATED November 30, 2022.

All mineral interest owned by Grantor in and to the following described lands located in Shelby County, Alabama:

Township 22 South, Range 1 East

Section 9: SE/4 of SW/4

Township 22 South, Range 1 West

Section 3: NW/4 of NE/4; SW/4 of NE/4; part of NW/4 of SE/4 lying E. of Waxahatchie Creek and part of SE/4 of NW/4 lying E. of Waxahatchie Creek

Section 14: Part of the NE/4 of SW/4 of SE/4 and S/2 of SE/4 of SE/4 and S/2 of SW/4 of SE/4 and NW/4 of SE/4 of SE/4, less and except that sold to B. Maddox, Sr. recorded in Deed Record 155 at Page 275; SW/4 of NE/4 of SE/4 and SE/4 of NW/4 of SE/4

Section 16: N/2 of NE/4

Township 22 South, Range 2 West

Section 23: SW/4 of NE/4 and SE/4 of NW/4

Township 24 North, Range 13 East


Section 1: S/2; S/2 of N/2; NE/4 of NE/4 less and except 34.01 A. m/l sold to State of Alabama for Hy. I-65

Section 2: E/2 of SE/4

Section 2: E/2 of NW/4 of NW/4, less Lots 1, 2 and 3, Block 1 and 50 ft. off the N end of Lot 10, Block 5, Storrs & Fletcher Addition to Town of Calera, said exception containing 1/2 Acre, m/l

Section 12: NE/4

Township 24 North, Range 14 East


20230203000029440 9/9 \$274.05
Shelby Cnty Judge of Probate, AL
02/03/2023 03:15:13 PM FILED/CERT

Section 1: NW/4 of NE/4
Section 5: SE/4
Section 6: W/2 of W/2; NE/4 of SW/4
Section 7: SE/4 of NE/4 and E/2 of SE/4
SW/4 of SE/4; SE/4 of SW/4 and NW/4 of SW/4;
North 18 A. of SW/4 of SW/4
Section 7: NW/4 of NW/4
Section 8: NW/4 of NE/4; NE/4 of NW/4 and S/2 of NW/4;
SW/4
Section 9: NE/4; NW/4; NE/4 of SE/4 and SE/4 of SW/4
W/2 of SW/4
Section 10: E/2 of NW/4; SW/4 of NW/4 and NW/4 of SW/4
Section 12: N/2 of SW/4 of SW/4

Township 24 North, Range 15 East

Section 6: SW/4 of NE/4
E/2 of W/2 of NW/4