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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:	1341 Horton Circle Arlington, Texas 76011 Attn: Mark Karnes
Property Address:	Lots 21-201 through 21-216, 2- 219 through 2-241, and 21-285 through 21-297, Chelsea Park, Sector 21, Phase 2A, MB 60, P 68A&B	Date of Sale:	December 19, 2024
		Purchase Price:	\$1,000.00 Non-producing Acreage: Less than 15 acres

THIS INSTRUMENT PREPARED BY:

Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203

423-245000510

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 2188 Parkway Lake Drive, Birmingham, AL 35244, to and for the benefit of DRH ENERGY, INC., a Colorado corporation (“Grantee”), whose mailing address is 1341 Horton Circle, Arlington, TX 76011, 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 December 16, 2024.

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

By: 
Julia L. Antee
As Its Assistant Secretary

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. Antee, 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, she, 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 15th day of December, 2024.

{SEAL}




NOTARY PUBLIC
My Commission Expires: 

EXHIBIT A

LOTS 21-201 THROUGH 21-216, INCLUSIVE; LOTS 2-219 THROUGH 2-241, INCLUSIVE; AND LOTS 21-285 THROUGH 21-297, CHELSEA PARK 21ST SECTOR, PHASE 2A, A MAP OR PLAT OF WHICH IS RECORDED IN MAP BOOK 60 AT PAGES 68A AND 68B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 12:24:06 PM
\$29.00 JOANN
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Allen S. Bayl