

20241226000393090 1/5 \$41.90
Shelby Cnty Judge of Probate, AL
12/26/2024 12:06:30 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Victor M. Hamby, Jr.
Espy, Scogin & Cain, P.C.
2728 8th Street
Tuscaloosa, AL 35401

Source of Title:

Instrument No. 20130708000273870

STATE OF ALABAMA §
SHELBY COUNTY §

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~NINE HUNDRED THIRTY TWO DOLLARS~~^{142/100} (\$ 932.42), in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned **Cynthia Daniel Tidmore**, as Managing Member of **T.W. Daniel, Jr., LLC** and **T.W. Daniel, III** as Member of **T.W. Daniel, Jr., LLC** (hereinafter, the "Grantor") grants, bargains, sells and conveys unto **Halcyon, LLC**, an Alabama limited liability company (hereinafter, the "Grantee") all of the rights, title, interest and claim of **T.W. Daniel, Jr., LLC** in and to all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons of whatever name or type, and geothermal energy and geothermal substances and rights, together with all ores thereof and other products or materials produced therefrom or in association therewith now or in the future that are located in whole or in part in, on and under and/or that may be produced from the following described real property, along with any fee simple interest as described on Exhibit "A" attached hereto, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

**THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS,
EASEMENTS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to said property.

Shelby County, AL 12/26/2024
State of Alabama
Deed Tax: \$1.00

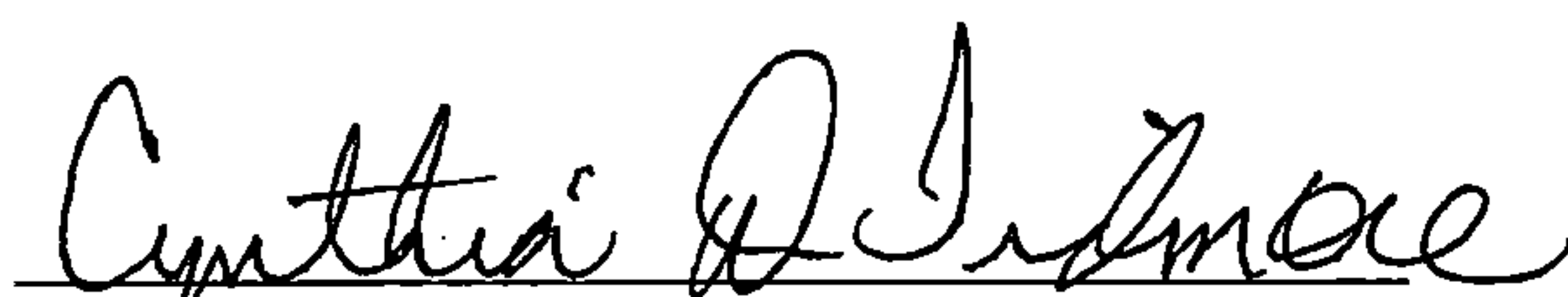



20241226000393090 2/5 \$41.90
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AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

This instrument is intended to convey any and all interests in real property owned by the Grantor in Shelby County. To the extent any interest in real property owned by the Grantor in Shelby County is omitted or incorrectly described, this instrument should be construed so as to include any such interest.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals on this 5 day of December 2024.


Cynthia Daniel Tidmore



T.W. Daniel, III

STATE OF Virginia §
COUNTY OF Frederick §

I, the undersigned Notary Public in and for said County in said State, hereby certify that **T.W. Daniel, III**, whose name as Member of **T.W. Daniel, Jr., LLC** 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 Member, and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand this 5th day of December, 2024.




Notary Public

My Commission Expires: 10-31-2028

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

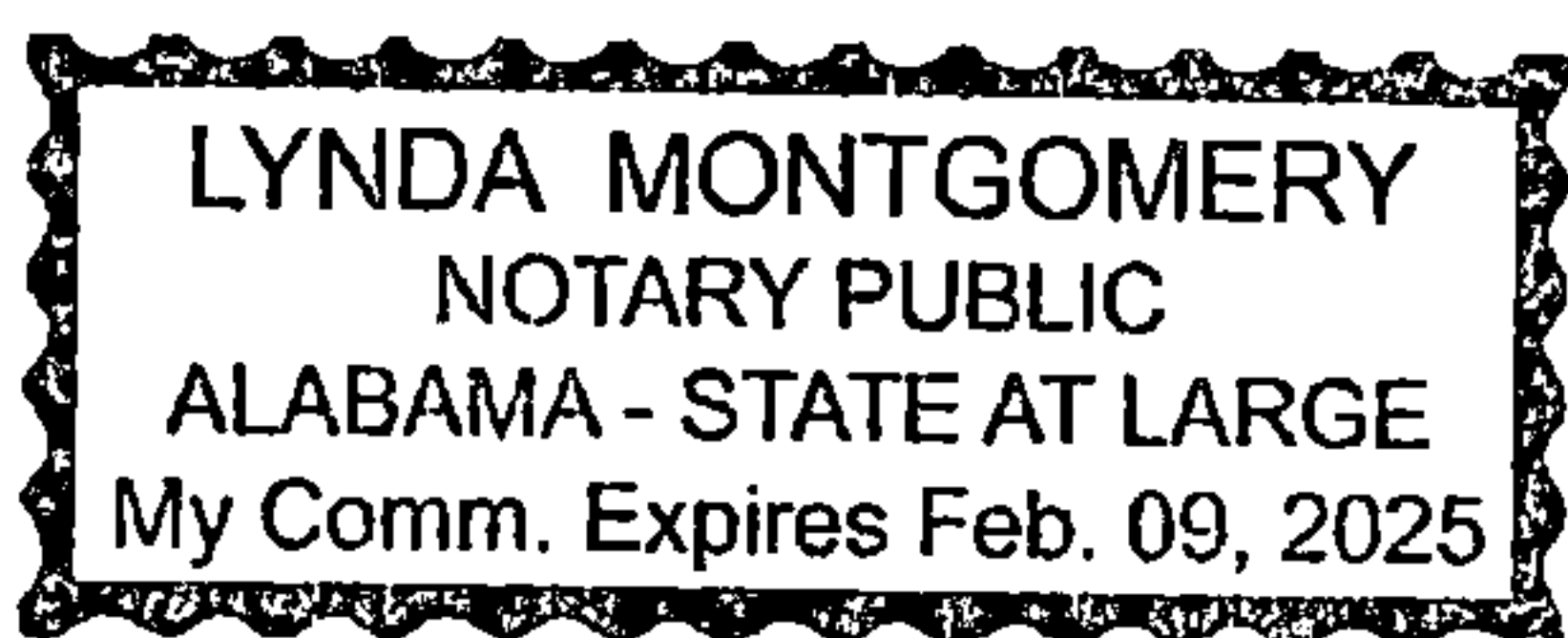
§
§



20241226000393090 3/5 \$41.90
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I, the undersigned Notary Public in and for said County in said State, hereby certify that **Cynthia Daniel Tidmore**, whose name as Member of **T.W. Daniel, Jr., LLC** 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 Member, and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand this 18th day of December, 2024.



Lynda Montgomery
Notary Public

My Commission Expires: Feb. 9, 2025

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH
INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE
EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER
GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR
RENDERED BY THE PREPARER THEREOF.**



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EXHIBIT "A"

An undivided 8.863% interest in the following described real property, being 46 net mineral acres:

MINERAL RIGHTS ONLY:

TOWNSHIP 18 SOUTH, RANGE 1 WEST

Section 14: The East Half of the Southwest Quarter ($E \frac{1}{2}$ of $SW \frac{1}{4}$)
The Southwest Quarter of the Southwest Quarter ($SW \frac{1}{4}$ of $SW \frac{1}{4}$)
The Southwest Quarter of the Southeast Quarter ($SW \frac{1}{4}$ of $SE \frac{1}{4}$)
The Northeast Quarter of the Southeast Quarter of the Southeast Quarter ($NE \frac{1}{4}$ of $SE \frac{1}{4}$ of $SE \frac{1}{4}$)

Section 15: The Northeast Quarter of the Southeast Quarter of the Southeast Quarter ($NE \frac{1}{4}$ of $SE \frac{1}{4}$ of $SE \frac{1}{4}$)

TOWNSHIP 18 SOUTH, RANGE 1 EAST

Section 30: The Southwest Quarter of the Southeast Quarter ($SW \frac{1}{4}$ of $SE \frac{1}{4}$)
The South Half of the North Half ($S \frac{1}{2}$ of $N \frac{1}{2}$)
The West Half of the Southwest Quarter ($W \frac{1}{2}$ of $SW \frac{1}{4}$)
The Southeast Quarter of the Southwest Quarter ($SE \frac{1}{4}$ of $SW \frac{1}{4}$)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name T.W. Daniel, Jr., LLC
Mailing Address 2922 Wellington Cir
Tuscaloosa, AL 35406

Grantee's Name Halcyon, LLC
Mailing Address 2314 University Blvd
Tuscaloosa, AL 35401

Property Address Mineral Interests
Net mineral acres: 46.00

Date of Sale 12/18/24
Total Purchase Price \$ 932.42
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/19/24

Print Victor M. Hamby, Jr.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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