

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That {GRANTORS NAME} of {GRANTORS ADDRESS}, hereinafter called "Grantor," (whether one or more), for and in consideration of the sum of \$10 and other valuable and good consideration, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto {GRANTEES NAME} of {GRANTEES ADDRESS} respectively, hereinafter called "Grantee," (whether one or more), all of Grantors interest in and to all of the oil, gas, and other minerals in and under, and that may be produced from, the following described lands situated in {COUNTY NAME} County, {STATE}, described exactly as follows: {LEGAL DESCRIPTION OF PROPERTY}, hereinafter called "Lands," together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing the said lands for oil, gas, and other minerals and storing, handling, transporting, and marketing the same therefrom with the right to remove from said lands all of the Grantors property and improvements.

This sale is made subject to any rights now existing to any lessee or a sign mean under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy it herein Granted undivided interest in and to all bonuses, rents, royalties, and other benefits which may accrue under the terms of said lease in so far as it covers the above described the land from and after the effective date hereof, precisely as if the Grantee herein had been present at that date of making of said lease as the owner of a similar undivided interest in and to the land described as if Grantee had been one of the lessors therein.

Grantee agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment any mortgage, taxes, or other liens on the above described the land, upon default of payment by Grantor, and shall be subrogated to the rights of the holder thereof.

This Mineral Deed is made without warranty of title, either express or implied. This Mineral Deed is further made and accepted upon the understanding and agreement that Grantor makes no warranty or representation, express or implied, as to the accuracy or completeness of any data, information, or materials heretofore or hereafter furnished Grantee in connection the subject interests. Any and all data, information, or other materials furnished by Grantor are provided to Grantee as a convenience and any reliance on or use of the same shall be at the sole risk of Grantee.

Grantee agrees to indemnify and save harmless Grantor from any risk, liability or expenses of whatever kind arising from Grantee's operation on or ownership of the assigned interest on, before, or after the Effective Date hereof.

TO HAVE AND TO HOLD the above-described property and easement with all and singular rights, privileges, and appurtenances thereunto or in any wines belonging to the said Grantee herein, their heirs, successors, personal representatives, administrators, executors, and assigns forever and does hereby agree to defend all and singular the said property and to the said Grantee herein, their heirs, successors, executor words, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof.

This Mineral Deed shall bind and inure to the benefit of the heirs, successors and assigns of the parties hereto. It is the intent of the Grantor to convey unto the Grantee, an undivided interest of all Grantors right, title, interest, and claims in and to the lands as identically described above.

WITNESS my hand and sold this the _____ day of _____ 2008, but effective as of {EFFECTIVE DATE}.

X _____
GRANTOR: {GRANTORS NAME}.

NOTARY ACKNOWLEDGEMENT

State of _____)(
County of _____)(
)

This instrument was acknowledged before me this the _____ day of _____ A.D., 2008, by {GRANTORS NAME}.

My commission expires: _____ X _____
Notary Public; In & For the State of {NOTARY STATE}
(seal)

After recording please return to:
{GRANTEES NAME AND ADDRESS}