

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That GRANTOR'S NAME of GRANTOR'S ADDRESS, hereinafter called "Grantor," (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto GRANTEE'S NAME of GRANTEE'S ADDRESS, hereinafter called Grantee, (whether one or more) all of Grantor's right, title and 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, State of _____, to-wit:

LEGAL DESCRIPTION

containing _____ acres, more or less, 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 Grantor's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns 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 the herein granted undivided interest in and to all bonuses, rents, royalties, and other benefits which may accrue under the terms of said lease insofar as it covers the above described the land from and after the date hereof, precisely as if the Grantee herein had been present at the 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.

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

WITNESS Grantors hand this _____ day of _____, 20 _____.

GRANTOR'S SIGNATURE

Grantor: [PRINT NAME]

Before me, the undersigned Notary Public in and for the State of _____, on this day personally appeared GRANTOR'S NAME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20 _____.

Notary Public, in and for the State of _____
Print name: _____
My commission expires: _____

After recording please return to:
GRANTEES NAME AND ADDRESS

Required for Texas (top margin):

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVE'S LICENSE NUMBER.

IMPORTANT NOTICE:

The information attached is meant as general information only. It should not be used as a substitute for legal, tax or financial advice. As laws vary from state to state and are constantly changing, only a lawyer, accountant, tax or financial advisory can provide you with specific advice to rely upon. Please seek the advice of an attorney, accountant, and/or tax or financial advisor to assist you in dealing with your specific legal, tax and financial issues.
