



70 2022 00449995

Instrument Number: 2022- 00449995

Recorded On: April 05, 2022

As  
Recordings

Parties: ALLEN CHARLOTTE BRIDGES

To

WANDEL JOHN P JR

Recorded By: GAC LAND & MINERALS

Comment: MINERAL DEED

Billable Pages:

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3

**\*\* Examined and Charged as Follows: \*\***

Recordings 20.00

Recording Charge: 20.00

Texas Royalty Brokers

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

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GAC LAND & MINERALS

PO BOX 270086

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CORPUS CHRISTI TX 78427



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YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MINERAL DEED

STATE OF TEXAS       §  
                                      §  
COUNTY OF LEON     §

KNOW ALL MEN BY THESE PRESENTS: That Charlotte Bridges Allen, dealing in her sole and separate property whose address is: 7216 HW 69 N, Pollok, Texas 75969 hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00 & OVC) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer, assign and deliver unto John P. Wandel, Jr. whose address is: PO Box 60646, Corpus Christi, Texas 78466, hereinafter called Grantee, whether one or more, all of Grantor's undivided rights, titles, claims and interests in the Lands described herein, of any and every kind, nature and/or character, in and to all of the oil, gas, coal and other minerals, including without limitation, all of the oil royalty, gas royalty, overriding royalty, royalty in casinghead gas and gasoline in, on and under, that may be produced from the following described lands (the "Lands") situated in Leon County, State of Texas, to-wit:

**Tract One:** 111.50 acres of land, more or less, out of and a part of the M.B. Smith Survey A-815, Leon County, Texas, being more fully described in that certain Warranty Deed dated September 5, 1979 from Johnie J. Dowling and wife, Virginia C. Dowling to Payne S. Snow, recorded in Volume 468, Page 347, of the Deed Records of Leon County, Texas.

**Tract Two:** 11.22 acres of land, more or less, out of and a part of the G.W. Patrick Survey A-675, Leon County, Texas, being more fully described in that certain Deed dated April 25, 1987 from John T. Seale, Independent Executor of the Estate of Payne S. Snow, deceased to John T. Seale, individually, and Geraldine Ellis Bridges recorded in Volume 668, Page 392, of the Deed Records of Leon County, Texas.

**Tract Three:** 75.38 acres of land, more or less, out of and a part of the G.W. Patrick Survey A-675, the R. Morris Survey A-620, and the W. Crawford Survey A-214, Leon County, Texas, being more fully described in that certain Deed dated September 5, 1979 from Payne S. Snow to Johnnie J. Dowling and wife, Virginia C. Dowling, recorded in Volume 468, Page 419, of the Deed Records of Leon County, Texas.

Containing 198.10 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 said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same there from with the right to remove from said land all of Grantee'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 land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said leases the owner of a similar undivided interest in and to the lands described and Grantee one of the lessors therein.

Grantor 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 land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

Grantor does hereby irrevocably appoint and constitute Grantee as its agent and attorney-in-fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective the rights herein granted, so that Grantee may act in my place and stead for this limited purpose only.

In the event Grantor is unable to deliver to Grantee marketable title to the Lands, in whole or in part, Grantor shall return to Grantee a sum equal to the proportionate amount paid to Grantor for the Lands that Grantor cannot deliver to Grantee pursuant to this Mineral Deed. Notwithstanding anything to the contrary, in the case of a title failure, Grantee shall retain all partial interests in the Lands that have marketable title.

TO HAVE AND TO HOLD the above described property and easement with all the singular the rights, privileges and appurtenances thereunder or any wise belonging to Grantee, his heirs, executors, administrators, successors and assigns forever, and Grantor does hereby bind itself and successors and assigns to warrant and forever defend all and singular the said Lands unto Grantee, his heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates of the acknowledgments annexed hereto, to be effective for all purposes as of February 1, 2022.

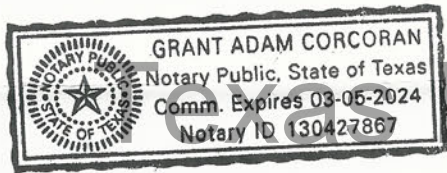
Signature: Charlotte Bridges Allen

Printed Name: Charlotte Bridges Allen, dealing in her sole and separate property

Acknowledgements

STATE OF TEXAS           §  
   §  
COUNTY OF ANGELINA   §

The foregoing instrument was acknowledged before me this 1 day of APRIL,  
2022, by Charlotte Bridges Allen, dealing in her sole and separate property.  
Notary Public in and for the State of TEXAS



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