

Leon County

Amy Kaiser

Leon County Clerk

Centerville, Texas

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Parties:

Direct- CRENSHAW WILLIAM GRAVES

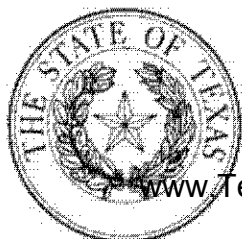
Indirect- MORNINGSTAR MINERALS - WEST LP

Receipt Number: 188494

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Texas Royalty Brokers

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



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 DRIVER'S LICENSE NUMBER.

MINERAL AND ROYALTY DEED

STATE: Texas

COUNTY: Leon

GRANTOR: William Graves Crenshaw
913 Thomas Farm Rd
Floyd, VA 24091

GRANTEE: Morningstar Minerals – West, LP
4625 Greenville Ave., Suite 203
Dallas, Texas 75206

Effective Date: January 1, 2025

For adequate consideration, Grantor, named above, grants, sells, and conveys to Grantee, named above, TWENTY-FIVE PERCENT (25%) of Grantor's right, title and interest in and to all of the oil, gas, and other minerals of whatever nature or kind, including but not limited to royalty interests, overriding royalty interests, unit interests, and mineral interests, in, to, under, and that may be produced from or attributable to the lands as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Lands").

By this Deed, to the extent of the interest herein conveyed, Grantee is also conveyed the right of ingress and egress at all times for the purposes of mining, drilling, exploring, operating, and developing the oil, gas, and other minerals in and under the Lands, and storing, handling, transporting, and marketing the same from the Lands.

Grantor agrees to execute such further instruments as may be reasonably requested or required to allow Grantee full use and enjoyment of the interest conveyed by this Deed and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment any mortgage, taxes, or liens on the Lands upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

This sale is made subject to any rights now existing to any lessees 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 interests in and to all bonuses, rents, royalties, and other benefits which may hereafter accrue under the terms of said lease insofar as it covers the Lands, precisely as if Grantee herein had been at the date of the making of said lease the owner of a similar undivided interests in and to the Lands and Grantee one of the lessors therein.

Notwithstanding, it is the specific intent of this instrument to convey to Grantee the right to receive all bonuses, rents, royalties, production payments, or monies of any nature, including those in suspense, accruing on or after the Effective Date, associated with the undivided interest herein conveyed. It is further understood that this conveyance is also a transfer of production payments and pooled acreage benefits to the Grantee. This instrument shall permit Grantee to sign all papers as Grantor's Attorney-In-Fact for the undivided interest conveyed herein in the Lands.

In addition to the foregoing, Grantor does hereby transfer, assign, and set over unto Grantee all of Grantor's interest in and to all monies, proceeds, income, and other personal properties now on hand or in the possession of any third party, bank, trustee, pipeline company, or purchaser which have accrued on or after the Effective Date to the undivided interest of Grantor that has been herein conveyed to Grantee in the Lands.

TO HAVE AND TO HOLD the Lands described above with all and singular the rights, privileges and appurtenances thereunder or anywise belonging to said Grantee herein its heirs, successors, and assigns forever, and Grantor does hereby bind themselves, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular rights in the described Lands unto Grantee and assigns against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise. Grantor hereby assigns to Grantee all rights, claims, and causes of action on title warranties given or made by Grantor's predecessors, and Grantee is specifically subrogated to all rights which Grantor may have against their predecessors, to the extent Grantor may legally transfer such rights and grant such subrogation. **This instrument is not intended, and shall not be construed, as a mere quitclaim, reference being made to the public records of Leon County, Texas for a complete description of Grantor's interest.**

Remainder of page intentionally left blank.

Texas Royalty Brokers

This Deed is signed by Grantor as of the date of acknowledgment of Grantor's signature below, but is effective for all purposes as of the Effective Date stated above.

GRANTOR: William Graves Crenshaw

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By: 

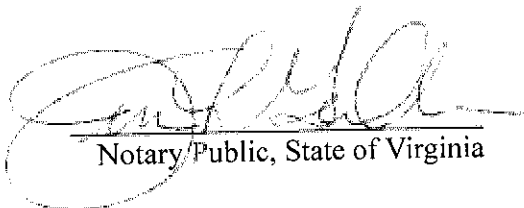
ACKNOWLEDGMENT

STATE OF VIRGINIA

COUNTY OF Floyd

This instrument was acknowledged before me on February 13, 2025, by William Graves Crenshaw proven to be, or known by 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.




Notary Public, State of Virginia

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Exhibit "A"

Attached to and made a part of that certain Mineral & Royalty Deed made effective January 1, 2025, by and between William Graves Crenshaw, as Grantor, and Morningstar Minerals – West, LP, as Grantee.

Lands: Texas Royalty Brokers

433.732 acres, more or less, part of the A. Penn Survey, A-688, Leon County, Texas and being further described in that certain Warranty Deed dated August 6, 1964, between Ines C. Crenshaw as Grantor and C.E. Neal, Trustee as Grantee and recorded in Volume 316 Page 232 of the Deed Records Leon County, Texas.

End of Exhibit "A"

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