

THIS DEED made and entered into this the 19th day of December, 1997, by and between CRAIG HALL and TIKI HALL, husband and wife, Grantors, hereinafter called the party of the first part, and HAROLD DAVID SHEETS and THEODOSIA SHEETS, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees, hereinafter called the party of the second part;

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten Dollars cash in hand paid by the party of the second part to the party of the first part and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the party of the first part, the said party of the first part, Grantors, do hereby BARGAIN, GRANT, SELL and CONVEY with covenants of GENERAL WARRANTY OF TITLE, to and unto the party of the second part, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, to all of that certain tract or parcel of land, together with all improvements thereon and easements and appurtenances thereto belonging, and being more particularly described as follows:

"One (1) certain tract or parcel of real estate, and the easements, improvements and appurtenances thereunto belonging lying along West Virginia Secondary Route 7, on the waters of Kelly Creek, situate in Wolf Creek District, Monroe County, West Virginia, and being more particularly bounded and described as follows:

TRACT I: "BEGINNING at a 5/8" rebar, set, on the easterly right-of-way line of West Virginia Secondary Route 7, 15 feet from the centerline thereof, on a line of Joseph Brooke (DB 169, Pg 383), the parent tract of which this description is a part; thence leaving said right-of-way and going through the parent tract, N 76°58'10" E 1560.60 feet to a 5/8" rebar, set, on a line of Carl Mann (DB 117, Pg 419), from which, N 28° E 13 feet bears a 14" white oak and, S 55° E 6.4 feet bears a 5" dogwood; thence with Mann, S 19°07'17" E 250.00 feet to a 5/8" rebar, set, corner to Mann from which, S 75° W 3.3 feet bears an 8" hickory and, N 15° E 22 feet bears a 15" white oak; thence continuing with Mann, N 44°40'53" E 426.21 feet to a 5/8" rebar, set, in the rootwall of a white oak, corner to Mann, from which, S 55° E 6 feet bears a 5" white oak and, S 68° W 13.5 feet bears a 10" white oak; thence continuing with Mann, S 86°11'47" E 362.14 feet to a 5/8" rebar, set, at the base of a 24" black oak snag, corner to Mann, from which, N 60° W 4 feet bears a 10" red oak and, N 54° W 12.6 feet bears an 18" black oak; thence continuing with Mann, N 61°04'34" E 533.55 feet to a 5/8" rebar, set, at the base of a fence corner post, corner to Mann, from which, S 10° W 1 foot bears an 8" locust and, S 60° E 3 feet bears a 3" dogwood; thence

continuing with Mann, S 62°08'39" E 941.33 feet to a 5/8" rebar, set, in an oak stump at a fence corner, corner to Mann, from which, S 4° W 7.4 feet bears a 10" locust and, N 65° E 4.4 feet bears a 3" maple; thence continuing with Mann, S 33°26'54" W 1412.77 feet to a 20" black oak on a ridge, corner to Mann and to John Smith (DB 126, Pg 269), from which, S 36° W 23.9 feet bears a fence corner post; thence leaving Mann and with Smith, S 28°02'25" W 477.79 feet to an 18" locust snag at a fence corner, corner to Smith and to the parent tract; thence leaving Smith and going through the parent tract, S 59°32'57" W 919.44 feet to a 5/8" rebar, set, on the aforesaid easterly right-of-way line of Route 7, 15 feet from the centerline thereof; thence with said right-of-way line the following 12 courses and distances: N 39°06'42" W 168.49 feet to a point; thence, N 39°12'28" W 567.95 feet to a point; thence, N 41°14'40" W 143.00 feet to a point; thence, N 47°58'12" W 530.96 feet to a point; thence, N 48°51'13" W 183.66 feet to a point; thence, N 52°55'23" W 134.81 feet to a point; thence, N 54°07'03" W 147.89 feet to a point; thence, N 47°43'17" W 106.97 feet to a point; thence, N 41°09'02" W 84.02 feet to a point; thence, N 37°07'37" W 174.67 feet to a point; thence, N 36°47'33" W 157.31 feet to a point; thence, N 40°52'44" W 172.56 feet to the point of BEGINNING, containing 104.837 acres, as surveyed in June, 1996 by Rickford Walton, PS #856, Leivasy, WV, and as shown on a plat attached hereto and made a part of this description."

Being ALL and the SAME real estate acquired by the grantors as TRACT I, and being a PART ONLY of all of the said so acquired by grantors from Joseph A. Brooke et ux, by deed dated August 2, 1996, which is of record in the Monroe County Clerk's Office in Deed Book 208 at Page 748.

ALSO conveyed and assigned for the same consideration is the rights to the oil and gas lease to this deeded tract as it exists and all rights of grantors thereunder to the favor of the grantees.

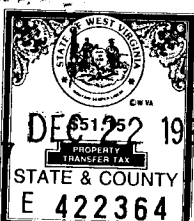
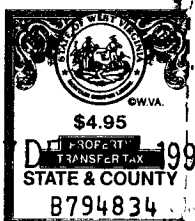
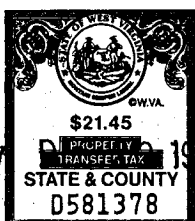
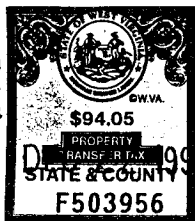
REFERENCE is hereby made to any and all instruments in the chain of title to the subject property for any and all pertinent purposes.

It is distinctly understood that it is the intent and purpose of this instrument to create and vest in the said party of the second part, joint tenancy with rights of survivorship in the aforesaid realty to be held, used and enjoyed by them jointly and to the survivor of them free of any claims of any heirs or assigns of the other joint tenant.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby declare that the total consideration for the property transferred by this document to which this declaration is attached is

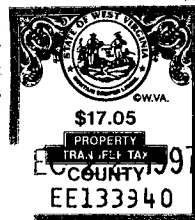
WITNESS the following signatures and seals:



Craig Hall (SEAL)

Tiki Hall (SEAL)

TIKI HALL



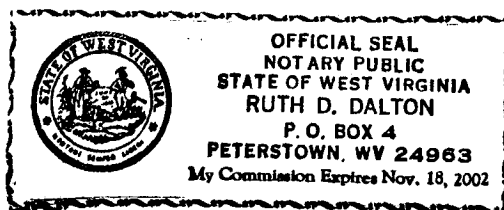
STATE OF West Virginia
COUNTY OF Monroe, to-wit:

I, Ruth D. Dalton, the undersigned Notary Public in and for the said county and state, do hereby certify that CRAIG HALL and TIKI HALL, husband and wife, whose names are signed to the foregoing Deed dated the 19th day of December, 1997, did each personally appear before me on the 20th day of December, 1997, and did acknowledge his and her signature thereon as his and her own that same day.

GIVEN under my hand and NOTARIAL SEAL this the 20th day of December, 1997.

MY commission expires: November 18, 2002.

SEAL:



Ruth D. Dalton
NOTARY PUBLIC

THIS DEED WAS PREPARED BY DEBRA L. DALTON, ATTORNEY AT LAW, PETERSTOWN, WEST VIRGINIA.

WEST VA IN MONROE COUNTY COMMISSION OFFICE
Dec 22 19 97 AT 11:46 A.M. P.M.
THIS deed WAS THIS DAY PRESENTED IN
THIS OFFICE, AND TOGETHER WITH THE CERTIFICATE
THEREON INDEXED IS ADMITTED TO RECORD
Donald J. Evans CLERK