WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:
KIM BROWDER AND WILLIE
1508 MITCH LANE
ALABASTER, ALABAMA 35007

20060111000019120 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/11/2006 12:52:14PM FILED/CERT

THAT IN CONSIDERATION OF **One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 DOLLARS ($189,900.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **MAVERICK ENTERPRISES, LLC**

(herein referred to as grantors) do grant, bargain, sell and convey unto

KIM BROWDER AND WILLIE BROWDER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 10 ACCORDING TO THE SURVEY OF CARTERS ADDITION TO SCOTTSDALE AS RECORDED IN MAP BOOK 32 PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to Easements, Restrictions and rights of way of record.

$151,920.00 & 2ND $37,980.00 of the Purchase Price was obtained by a First and Second Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees KIM BROWDER AND WILLIE BROWDER as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30th day of November, 2005.

WITNESS:

_____(Seal)

_____(Seal)
MAVERICK ENTERPRISES, LLC
BY: ~~KENNETH~~ Rayburn CARTER
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the Undersigned, a Notary public in and for said County, in said State, hereby certify that ~~Kenneth~~ Rayburn Carter whose name as Managing Member Of Maverick Enterprises, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-25-07

70368

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central AL Title