

SEND TAX NOTICE TO:
Mr. & Mrs. George Michael Ellis
1437 Heather Lane
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:
Tompkins & Somma LLC
3009 Firefighter Lane
Birmingham, Alabama 35209

STATE OF ALABAMA)

**GENERAL WARRANTY DEED WITH
JOINT RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Maverick Enterprises LLC** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **George Michael Ellis and Karen D. Ellis** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 4 ACCORDING TO THE SURVEY OF CARTER'S ADDITION
TO SCOTTSDALE, AS RECORDED IN MAP BOOK 32, PAGE 130, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

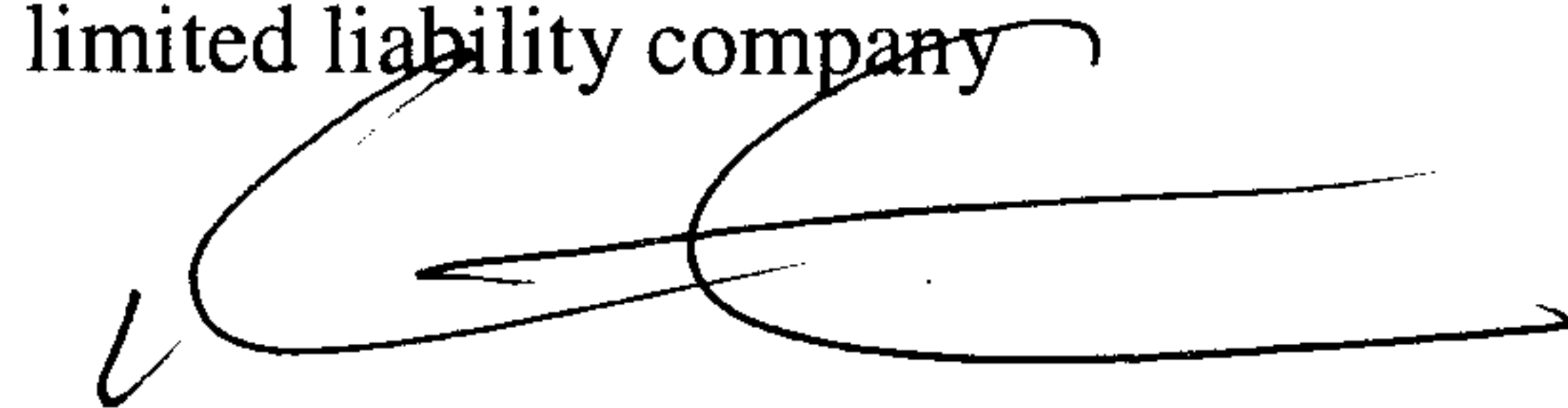
1. Those taxes and special assessments for the year 2007, and subsequent years, which are not yet due and payable.
2. Restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record.
3. Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

All of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto caused this instrument to be executed this 30th day of April, 2007.

Maverick Enterprises LLC, an Alabama
limited liability company



By: Kenneth Carter
Its: Sole Member

STATE OF ALABAMA)

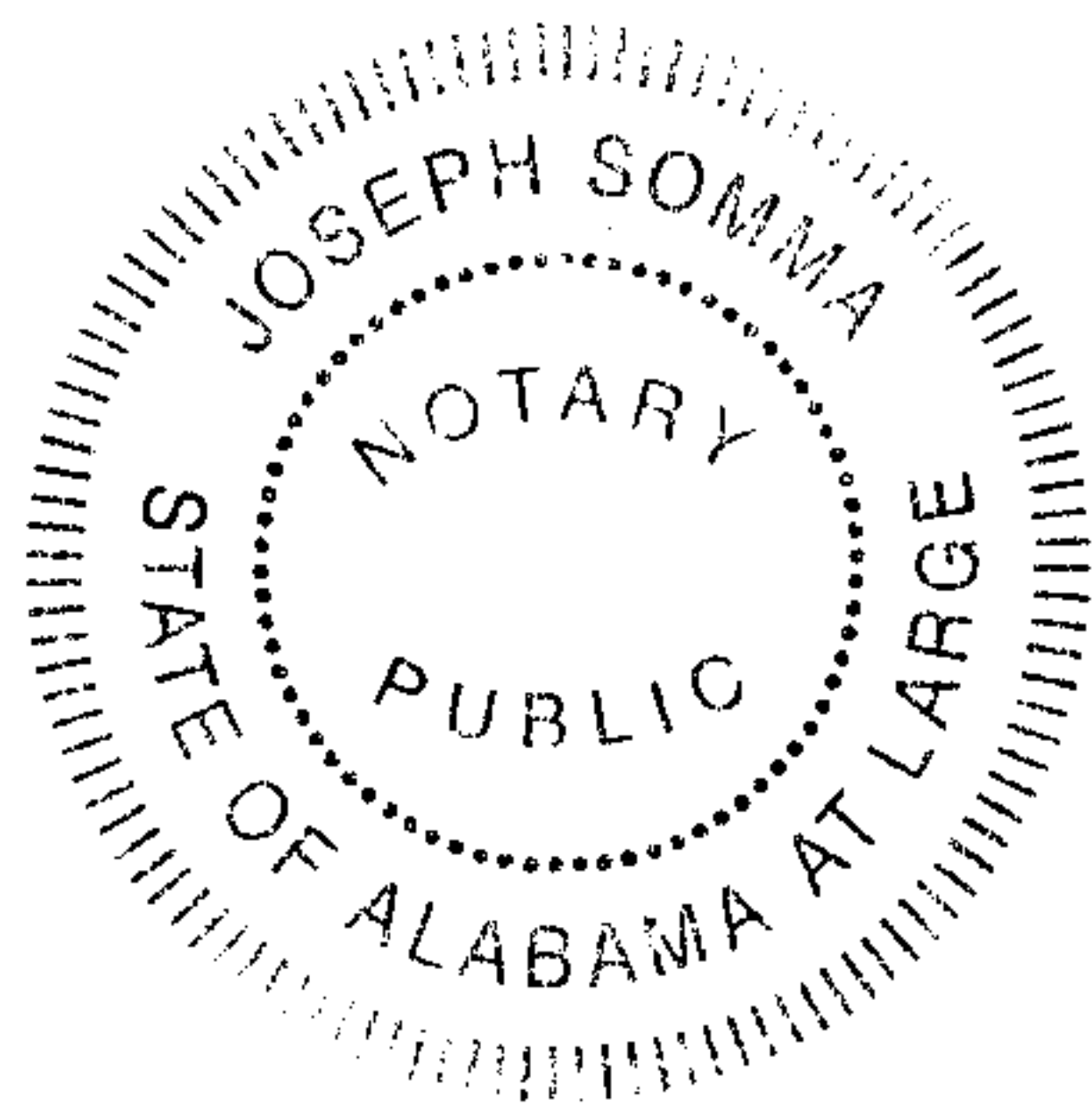
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Carter**, whose name as the sole member of Maverick Enterprises LLC, an Alabama limited liability company, 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 said conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 30th day of April, 2007.

[NOTARIAL SEAL]

Notary Public
My commission expires: Apr. 24, 2010



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS