

WARRANTY DEED

20050629000322950 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/29/2005 10:29:21AM FILED/CERT

This instrument was prepared by:
Kencar Development, Inc.
P O Box 1010
Alabaster, Alabama 35007

Send tax notice to:

**STATE OF ALABAMA
COUNTY OF SHELBY**

\$ 20,000.00
each lot

Know All Men by These Presents, That in consideration of One Hundred (\$100.00) Dollars to the undersigned grantor, **KenCar Development, Inc.**, a corporation (therein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Maverick Enterprises, LLC**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 11, 25 and 26, 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.

The entire purchase price was paid by proceeds of mortgage loans closed simultaneously herewith.

Mineral and mining rights expected.

Subject to existing easements, restrictions, set back line, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against lawful claims of all persons.

In Witness Whereof, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 21st day of June, 2005.


Kencar Development, Inc.


Kenneth Carter, President

**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 President of **Kencar Development, Inc.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of June, 2005.


Notary Public
Commission Expires: 01/06/09

Southwest map