20050831000450240 1/2 $64.00
Shelby Cnty Judge of Probate,AL
08/31/2005 12:20:22PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Maverick Enterprises, LLC
2563 Salem Road
Montevallo, AL 35115

STATE OF ALABAMA)
) **WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Million Fifty Thousand and 00/100 Dollars ($2,050,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul P. Salter, Jr. and wife, Merle M. Salter,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Maverick Enterprises, LLC, an Alabama Limited Liability Company,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached Exhibit "A".

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF UNION STATE BANK, IN THE SUM OF $2,000,000.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 26th day of August, 2005.

GRANTOR

(L.S.) (L.S.)
Paul P. Salter, Jr. Merle M. Salter

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Paul P. Salter, Jr. and Merle M. Salter,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26th day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/2008

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EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST AND DESCRIBED AS FOLLOWS:
BEGIN AT THE MIDPOINT OF THE WEST SIDE OF SAID SECTION 2 AND AT ANGLE OF 90 DEGREES 00 MINUTES FROM THIS SIDE GO IN AN EASTWARD DIRECTION 220.0 FEET, THENCE AT 90 DEGREES 00 MINUTES TO THE RIGHT 504.8 FEET TO POINT OF BEGINNING, THENCE AT 103 DEGREES 58 1/2 MINUTES TO THE LEFT 76.0 FEET, THENCE 10 DEGREES 11 1/2 MINUTES RIGHT 131.35 FEET, THENCE 54 DEGREES 18 MINUTES LEFT 202.3 FEET, THENCE 12 DEGREES 36 MINUTES RIGHT 109.8 FEET, THENCE 22 DEGREES 12 MINUTES RIGHT 125.3 FEET, THENCE 79 DEGREES 34 MINUTES RIGHT 179.62 FEET, THENCE 64 DEGREES 23 MINUTE,RIGHT 148.83 FEET, 31 DEGREES 06 MINUTES LEFT 110.35 FEET, THENCE 17 DEGREES 41 MINUTES LEFT 242.35 FEET, THENCE 16 DEGREES 17 MINUTES LEFT 155.0 FEET, THENCE 2 DEGREES 19 MINUTES LEFT 110.3 FEET, THENCE 34 DEGREES 34 MINUTES RIGHT 253.25 FEET' THENCE 16 DEGREES 32 MINUTES LEFT 188.4 FEET, THENCE 87 DEGREES 16 MINUTES RIGHT 93.56 FEET, THENCE 48 DEGREES 06 MINUTES RIGHT 195.6 FEET, THENCE 28 DEGREES 48 MINUTES LEFT 248.46 FEET; THENCE 41 DEGREES 57 MINUTES RIGHT 128.9 FEET, THENCE 2 DEGREES 30 1/2 MINUTES RIGHT 224.5 FEET; THENCE 17 DEGREES 03 1/2 MINUTES LEFT 101.5 FEET, THENCE 63 DEGREES 49 MINUTES RIGHT 616.55 FEET TO POINT OF BEGINNING, CONTAINING 15.83 ACRES, ALSO ,A PARCEL OF LAND COMPOSED OF THE FOLLOWING: ALL THAT PORTION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 3,TOWNSHIP 22 SOUTH, RANGE 3 WEST THAT LIES SOUTH OF HIGHWAY 22; ALL THAT PORTION OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION THAT LIES SOUTH OF HIGHWAY 22; A STRIP OF LAND IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST BORDERING ON THE WEST SIDE OF SAID SECTION AND HAVING A UNIFORM WIDTH OF 220.0 FEET AND EXTENDING NORTHWARD FROM THE SOUTH SIDE OF SAID SECTION TO HIGHWAY 22. ALL SUBJECT TO EXISTING PUBLIC ROADS AND EASEMENTS AND RESTRICTIONS OF RECORD,LESS AND EXCEPT, HOWEVER, THE FOLLOWING TWO PARCELS OF LAND: (1) A PARCEL OF LAND A PORTION OF WHICH IS SITUATED IN THE EAST 1/2 OF THE SE 1/4 OF SECTION 3,TOWNSHIP 22 SOUTH, RANGE 3 WEST AND THE REMAINDER IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 W DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SAID SECTION 2 AND GO N 89 DEGREES 13 MINUTES E ALONG THE S SIDE OF SAME 220.0 FEET, THENCE N 1 DEGREE 47 MINUTES W 1028.60 FEET TO POINT OF BEGINNING, THENCE CONTINUE IN THIS LINE 600.0 FEET, THEN N 68 DEGREES 45 MINUTES W 100.0 FEET, THENCE N 61 DEGREES 41 MINUTES W 100.0 FEET, THENCE N 82 DEGREES 14 MINUTES W 100.0 FEET, THENCE W 100.0 FEET, THENCE N 86 DEGREES 32 MINUTES W 100.0 FEET, THENCE N 89 DEGREES 43 MINUTES W 200.0 FEET, THENCE 1 DEGREES 47 MINUTES E 600.0 FEET, THENCE S 81 DEGREES 17 MINUTES E 688.0 FEET TO POINT OF BEGINNING, CONTAINING 9.66 ACRES; (2) A PARCEL OF LAND, A PORTION OF WHICH IS SITUATED IN THE NE 1/4 OF THE SE 1/4 AND THE REMAINDER IN THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 3 AND FORMING AN ACCESS CORRIDOR TO AND FROM ABOVE DESCRIBED TRACT AND SHELBY COUNTY HIGHWAY 22 AND DESCRIBED AS FOLLOWS: A TRACT OF LAND 50.0 FEET IN WIDTH AND HAVING A UNIFORM WIDTH OF 25.0 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE W SIDE OF THE 9.66 ACRE TRACT DESCRIBED HERETOFORE AS SUCH POINT BEING 180.0 FEET S OF THE NW CORNER OF SUCH TRACT; THENCE N 61 DEGREES 00 MINUTES W 382.60 FEET, THENCE N 4 DEGREES 24 MINUTES E 733.65 FEET, THENCE N 70 DEGREES 50 MINUTES E 197.07 FEET, THENCE N 28 DEGREES 28MINUTES E 614.90 FEET, THENCE N 18 DEGREES 04 MINUTES W 79.40 FEET TO SE BORDER HIGHWAY 22 AND CONTAINING 2.3 ACRES.

Shelby County, AL 08/31/2005
State of Alabama

Deed Tax:$50.00