

WARRANTY DEED

20051212000640470 1/2 \$434.00
Shelby Cnty Judge of Probate, AL
12/12/2005 10:46:47AM FILED/CERT

This instrument was prepared by:
Maverick Enterprises, LLC.
P O Box 1010
Alabaster, Alabama 35007

Send tax notice to:

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents, That in consideration of Four Hundred Twenty Thousand and 00/100 (\$420,000.00) 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 **Carter Excavation, LLC**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit A For Legal Description.

Mineral and mining rights expected.

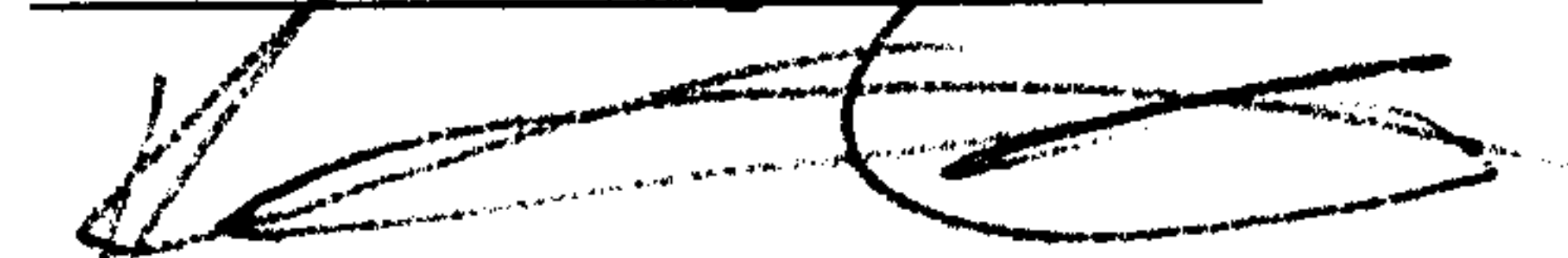
Subject to existing easements, restrictions, set back line, rights of way, limitations, if any of record.

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 8th day of December, 2005.

Kencar Development, Inc.

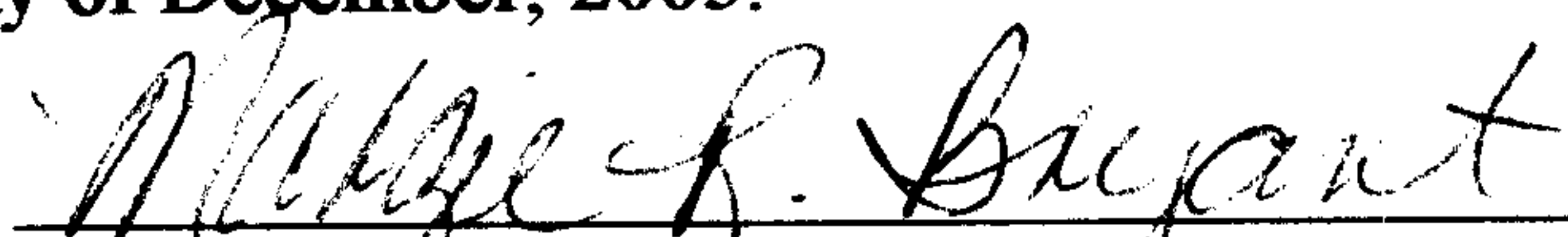


Kenneth Carter, President

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 8th day of December, 2005.


Notary Public
Commission Expires: 01/06/09



20051212000640470 2/2 \$434.00
Shelby Cnty Judge of Probate, AL
12/12/2005 10:46:47AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Parcel I

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Sections 25 and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, all in Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

Beginning at concrete monument found at the Northeast corner of a tract of land, said point also at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence North 00 degrees 05 minutes 05 seconds West a distance of 285.92 feet to a capped iron pin found; thence South 51 degrees 32 minutes 33 seconds West a distance of 239.36 feet; thence South 47 degrees 53 minutes 26 seconds West a distance of 272.69 feet; thence North 82 degrees 18 minutes 21 seconds West a distance of 262.25 feet; thence South 07 degrees 41 minutes 44 seconds West a distance of 248.47 feet to a capped iron pin found; thence South 82 degrees 18 minutes 08 seconds East a distance of 126.31 feet to a capped iron pin found; thence North 36 degrees 34 minutes 43 seconds East a distance of 151.02 feet to a capped iron pin found; thence South 53 degrees 33 minutes 00 seconds East a distance of 212.15 feet to a capped iron pin found; thence with a curve turning to the right with an arc length of 345.51 feet, with a radius of 1717.02 feet, with a chord bearing of North 45 degrees 58 minutes 32 seconds East, with a chord length of 344.92 feet to a capped iron pin set; thence North 51 degrees 49 minutes 43 seconds East a distance of 62.95 feet to a concrete mon; which is the point of beginning.

Parcel II

Subject to Ingress, Egress and Utility Easement

Commencing at concrete monument found at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51 degrees 55 minutes 00 seconds West along said West right of way a distance of 63.00 feet to a capped rebar found; thence along said West right of way with a curve turning to the left with an arc length of 344.99 feet, a radius of 1717.04 feet and a delta angle of 30 degrees 30 minutes 43 seconds to a point of beginning of Easement #3 a Ingress, Egress and Utility Easement; thence North 53 degrees 33 minutes 30 seconds West and leaving said highway right of way, run a distance of 121.15 feet to a point; thence North 36 degrees 27 minutes 00 seconds East and run 31.30 feet to a point; thence South 00 degrees 00 minutes 00 seconds West run 75.74 feet to a point; thence South 08 degrees 31 minutes 51 seconds West run 77.62 feet to a point; thence South 53 degrees 33 minutes 00 seconds East run 63.60 feet to a point on the West right of way of said Shelby County Highway #11, being a point on a curve to the left having a radius of 1717.04 feet, a delta angle of 01 degrees 24 minutes 05 seconds; thence run along the arc of said curve and said right of way a distance of 42.90 feet to the point of beginning.

Shelby County, AL 12/12/2005
State of Alabama

Deed Tax: \$420.00