

Send Tax Notice To:
Maverick Enterprises, LLC.
P.O. Box 1010
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED SIXTY-FIVE THOUSAND and No/100 DOLLARS (\$165,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **HOLSOMBECK ELECTRIC CO., INC.**, an Alabama corporation (herein referred to as Grantor), does grant, bargain, sell and convey unto **MAVERICK ENTERPRISES, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF INCORPORATION AND BY-LAWS OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2006 and subsequent years;
2. Transmission Line Permits granted to Alabama Power Company by instrument recorded in Deed Book 123, page 416 in the Probate Office of Shelby County, Alabama;
3. Right(s) of Way(s) granted to Shelby County by instruments recorded in Deed Book 124, page 213 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
5. Any and all matters of record; and
6. All matters that would be revealed by a current and accurate physical survey of the subject property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **MAVERICK ENTERPRISES, LLC**, an Alabama limited liability company, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

7 IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of December, 2005.

HOLSOMBECK ELECTRIC CO., INC,
an Alabama corporation

By: James Rodney Holsombeck
James Rodney Holsombeck
Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES RODNEY HOLSOMBECK, whose names as President of Holsombeck Electric Co., Inc., an Alabama 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, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2005.

[Signature]
NOTARY PUBLIC
My commission expires: 5-13-2008

20051214000645610 3/3 \$182.00
Shelby Cnty Judge of Probate, AL
12/14/2005 09:33:01AM FILED/CERT

Exhibit A

Shelby County, AL 12/14/2005
State of Alabama

Deed Tax: \$165.00

Begin at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West; thence South 88 deg. 33 min. 27 sec. West a distance of 613.29 (612.92 Deed); thence continue along the last described course a distance of 217.95 feet to the Easterly right of way of Alabama State Highway #119; thence North 20 deg. 30 min. 00 sec. West a distance of 344.23 feet; thence North 88 deg. 32 min. 08 sec. East and leaving said right of way a distance of 935.87 feet (1,014.6 Deed); thence South 02 deg. 48 min. 31 sec. East a distance of 325.82 feet (327.4 Deed); to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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