

PREPARED BY: Shannon E. Price, P.C., P.O. Box 19144 Birmingham, AL 35219

SEND TAX NOTICE TO: Maverick Enterprises, LLC 2563 Salem Road, Montevallo, AL 35115

20060123000034590 1/1 \$1611.00
Shelby Cnty Judge of Probate, AL
01/23/2006 11:31:42AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE MILLION SIX HUNDRED THOUSAND AND NO/100 (\$1,600,000.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JAMES C. WHITE, SR. an unmarried man (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, MAVERICK ENTERPRISES, LLC, an Alabama limited liability company (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

West ½ of the Southwest ¼ of the Northeast ¼ and Northwest ¼ of the Southeast ¼ and Southwest ¼ of the Southeast ¼; Section 3, Township 22, Range 3 West, being situated in Shelby County, Alabama.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Right-of-way granted to Shelby County recorded in Volume 174, Page 114
- (5) Right-of-way granted to Alabama Power Company recorded in Real Volume 158, Page 568 and Volume 177, Page 355
- (6) Right of way recorded in Volume 281, Page 85
- (7) Less and except any part of subject property lying within Highway 22 right-of-way
- (8) 60 foot easement on west side of property north of Highway 22 as recorded in Volume 348, Page 284

James C. White, Sr. is one and the same as James C. White listed as grantee in deeds recorded in Shelby Real 183, Page 805, Shelby Real 205, Page 440 and Deed Volume 334, Page 755.


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

IN WITNESS WHEREOF, the undersigned has placed its hand and seal, on January 18, 2006..


JAMES C. WHITE, SR.

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 C. WHITE, SR., an unmarried man, whose name 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 executed the same voluntarily on the date the same bears date. Given under my hand and official seal on January 18, 2006.


Notary Public

Shelby County, AL 01/23/2006
State of Alabama

Deed Tax: \$1600.00

My commission expires: 12-30-07

Shannon Price