

STATE OF ALABAMA)
SHELBY COUNTY)

20060411000168610 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/11/2006 03:29:26PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of NINETY NINE THOUSAND AND NO/100 DOLLARS (\$99000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **MAVERICK ENTERPRISES, LLC an Alabama Limited Liability Company** (GRANTOR) does grant, bargain, sell and convey unto **RONALD L. WALKER and KATHERINE S. WALKER (GRANTEES)** as joint tenants with right of survivorship in and to the following described real estate situated in SHELBY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors, and assigns covenant with said **GRANTEES**, their heirs, successors 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, and that it will and its successors and assigns shall, warrant and defend the same to the same **GRANTEES**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 3rd day of APRIL, 2006.

MAVERICK ENTERPRISES, LLC
An Alabama Limited Liability Company


KENNETH CARTER
ITS MANAGING MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that KENNETH CARTER whose name as MANAGING MEMBER of **MAVERICK ENTERPRISES, LLC, an Alabama Limited Liability Company**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such MANAGING MEMBER and with full authority, executed the same voluntarily for and as the act of said LIMITED LIABILITY COMPANY.
Given under my hand and seal this 3rd day of APRIL, 2006.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
✓ GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
RONALD L. WALKER
KATHERINE S. WALKER
120 KENTWOOD TRAIL
ALABASTER, ALABAMA 35007
ID# TBA



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EXHIBIT "A"

Commencing at a 1 1/4" rebar and said point being the SW Corner of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 22s, Range 3 West, thence S 0°24'59" W a distance of 44.42 feet to a capped iron; thence N 88°44'37" W and along the northerly right-of-way of County Road 22 a distance of 143.72 feet to a capped iron; thence N 87°29'58" W and along the northerly right-of-way of County Road 22 a distance of 194.61 feet to a capped iron, which is the point of BEGINNING; thence N 87°29'58" W and along the northerly right-of-way of County Road 22 a distance of 335.34 feet to a channel iron; thence N 0°41'52" E a distance of 598.11 feet to a capped iron; thence S 89°18'9" E a distance of 335.17 feet to a capped iron; thence S 0°41'52" W a distance of 608.66 feet; to the point and place of BEGINNING, containing 4.643 acres, more or less;

SUBJECT TO:

1. TAXES DUE OCTOBER 1, 2006.
2. MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT #2006123000034590.
3. RIGHT OF WAY TO SHELBY COUNTY IN VOLUME 174, PAGE 114.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY IN REAL 158, PAGE 568 AND VOLUME 177, PAGE 355.
5. RIGHT OF WAY IN VOLUME 281, PAGE 85.
6. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.
7. 60 FOOT EASEMENT ON WEST IN VOLUME 348, PAGE 284.