

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

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**Statutory Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF ONE MILLION THREE HUNDRED SIXTY-FIVE THOUSAND and NO/100 DOLLARS (\$1,365,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **TONY PETELOS and wife, TERESA PETELOS** (herein referred to collectively as Grantor), do 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:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING PART OF LOTS 14 THROUGH 25 INCLUSIVE, BLOCK 2, MAP OF BUCK CREEK COTTON MILL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

**The above Property is conveyed subject to:**

1. ad valorem and similar taxes for 2006 and subsequent years;
2. 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;
3. Right of Way to American Telephone and Telegraph Company as recorded in Deed Book 171, Page 3;
4. Easement agreement recorded in Instrument Number 1999-07935;
5. Any and all matters of record.

ALL OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the \_\_\_\_\_ day of April, 2006.

**TONY PETELOS**

*Tony Petelos*

**TERESA PETELOS**

*Teresa Petelos*

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that **TONY PETELOS and TERESA PETELOS** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28 day of April, 2006.

*McK*  
\_\_\_\_\_  
Notary Public  
My commission expires:

[NOTARIAL SEAL]

My Commission Expires 7/1/2008



EXHIBIT "A"

A parcel of land situated in the East Half of the Northeast Quarter of Section 2, Township 21 South, Range 3 West being part of Lots 14 through 25, inclusive, Block 2, Map of Buck Creek Cotton Mill Subdivision, and being more particularly described as follows:

Commence at the Northeast corner of said Section 2 and run in a southerly direction along the east line thereof for 1222.31 feet to the Northeast Corner of Lot 25, Block 2, of said Map of Buck Creek Cotton Mill Subdivision as recorded in Map Book 3, Page 9 in the Office of the Judge of Probate, Shelby County, Alabama, said corner also being the Point of Beginning; thence turn a deflection angle of 42 degrees 49 minutes 06 seconds right to the chord of a curve to the right having a radius of 830.74 feet; thence Southwesterly along the arc of said curve and along the Westerly right of way line of County Road No. 11 for 630.89 feet; thence turn a deflection angle of 21 degrees, 45 minutes, 21 seconds right as measured from the chord of the aforementioned curve and run in a Southwesterly direction along said right of way for 64.66 feet; thence turn a deflection angle of 26 degrees, 46 minutes, 33 seconds right and run in a Westerly direction along said right of way for 93.19 feet to the intersection of said right of way and the Easterly right of way line of U.S. Highway 31; thence turn a deflection angle of 62 degrees, 07 minutes, 26 seconds right to the chord of a curve to the right having a radius of 8263.29 feet; thence Northwesterly along the arc of said curve and along said Easterly right of way line for 89.49 feet; thence turn a deflection angle of 02 degrees 47 minutes 52 seconds right to the chord of a tangent curve to the right having a radius of 1611.35 feet; thence Northwesterly along the arc of said curve and along said Easterly right of way line for 139.91 feet; thence turn a deflection angle of 06 degrees 00 minutes 26 seconds right to the chord of a tangent curve to the right having a radius of 1332.39 feet; thence Northwesterly along the arc of said curve and along said Easterly right of way line for 163.69 feet; thence turn a deflection angle of 86 degrees, 28 minutes, 50 seconds left as measured from the chord of the aforementioned curve and run in a Southwesterly direction and radial to the aforementioned curve along said Easterly right of way line for 50.17 feet; thence turn a deflection angle of 92 degrees, 28 minutes, 55 seconds right to the chord of a curve to the right having a radius of 1382.56 feet; thence Northwesterly along the arc of said curve and along said Easterly right of way line for 119.79 feet; thence leaving said Easterly right of way line turn a deflection angle of 108 degrees, 23 minutes, 09 seconds right as measured from the chord of the aforementioned curve and run in a Southeasterly direction for 382.76 feet; thence turn a deflection angle of 89 degrees, 58 minutes, 18 seconds left and run in a Northeasterly direction for 100.00 feet; thence turn a deflection angle of 89 degrees, 58 minutes 44 seconds right and run in a Southeasterly direction for 400.00 feet to the Point of Beginning.