Shelby County, AL 05/24/2006 State of Alabama

Deed Tax:\$88.00

Send Tax Notice To:

LARRY W. PEARCE

6006 Huy 22

Monteo allo, AZ 35115

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of FOUR HUNDRED AND FORTY THOUSAND and NO/00 Dollars (\$440,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MAVERICK ENTERPRISES, LLC., an Alabama Corporation

grant, bargain, sell and convey unto,

LARRY W. PEARCE

the following described real estate, situated in: SHELBY County, Alabama, to-wit: SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$352,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16TH day of MAY, 2006.

MAVERICK ENTERPRISES, LLC., an Alabama Corporation

KENNETH CARTER, MANAGING MEMBER

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

KENNETH CARTER AS MANAGING MEMBER OF MAVERICK ENTERPRISES, LLC., 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 as such officer and with full authority executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this 16^{TH} day of MAY, 2006.

Notary Public

My Commission Expires: 10-16-08



20060524000246710 2/2 \$102.00 Shelby Cnty Judge of Probate, AL 05/24/2006 01:24:16PM FILED/CERT

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Legal Description Exhibit "A"

Commencing at a 1 1/4" rebar and the SW corner of the East 1/2 of the SW 1/4 of the NE 14 of Section 3, Township 22 South, Range 3 West; thence South 00 degrees 24 minutes 55 seconds West a distance of 124.42 feet to a point, which is the point of beginning; thence South 00 degrees 24 minutes 53 seconds West a distance of 500.00 feet to a point; thence North 89 degrees 35 minutes 07 seconds West a distance of 435.00 feet to a point; thence North 0 degrees 24 minutes 53 seconds East a distance of 512.67 feet to a point; thence South 87 degrees 29 minutes 58 seconds East a distance of 288.59 feet to a point; thence following the curvature thereof an arc distance of 146.64 feet (said arc having a chord bearing of East 88 degrees 44 minutes 20 seconds East a counterclockwise direction, a chord distance of 146.63 feet and a radius of 3390.00 feet); to the point and place of beginning. Being a part of the W 1/2 of the NW 1/4 of the SE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama.