

Send Tax Notice To:
Melvin Alan Eisenberg
Martha Ann Eisenberg
5892 Smokey Road
Calera, Alabama 35040

This instrument was prepared by:

✓ Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Shelby County, AL 06/09/2006
State of Alabama

Deed Tax: \$320.00

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF THREE HUNDRED TWENTY THOUSAND and 00/100 DOLLARS (\$320,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MAVERICK ENTERPRISES, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **MELVIN ALAN EISENBERG and wife, MARTHA ANN EISENBERG, as joint tenants with right of survivorship** (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 ORGANIZATION AND OPERATING AGREEMENT 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. Right of way to Alabama Power Company as set out in instruments recorded in Instrument #1997-26296; Deed Book 134, page 535; Deed Book 267, Page 93; Deed Book 118, Page 304; Deed Book 129, Page 491; Deed Book 143, Page 430 and Deed Book 177, Page 508 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 172; Deed Book 174, Page 139; and Deed Book 175, Page 242 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. Rights of others in and to the Egress/Ingress easement.

6. Any and all matters of record; and
7. All matters that are revealed by the survey performed by Beacon Professional on May 16, 2006.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

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.

5th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the ____ day of June, 2006.

MAVERICK ENTERPRISES, LLC,
an Alabama limited liability company

By: _____

Kenneth R. Carter
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER, whose names as Sole Member of Maverick Enterprises, LLC, an Alabama limited liability company, 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 member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2006.

NOTARY PUBLIC
My commission expires: 5-13-2008

Exhibit A



20060609000273800 3/3 \$337.00
Shelby Cnty Judge of Probate, AL
06/09/2006 10:41:26AM FILED/CERT

Issuing Office File No.: T-73495

Commencing at an iron pipe which is the SE corner Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence N 00°23'57" E a distance of 3255.45 feet to a point on the southerly right-of-way of Shelby County Road 22, which is the point of BEGINNING; thence following the curvature thereof an arc and along the southerly right-of-way of Shelby County Road 22 a distance of 239.76 feet to a point on the centerline of a 30' ingress/egress easement (said arc having a chord bearing of S 66°20'22" W, a counterclockwise direction, a chord distance of 239.68 feet and a radius of 2608.27 feet); thence following the curvature thereof an arc and along the centerline of a 30' ingress/egress easement a distance of 144.78 feet to a point (said arc having a chord bearing of S 05°34'05" W, a clockwise direction, a chord distance of 140.18 feet and a radius of 165.00 feet); thence S 30°42'16" W and along the centerline of a 30' ingress/egress easement a distance of 82.06 feet to a point; thence S 32°31'50" W and along the centerline of a 30' ingress/egress easement a distance of 259.50 feet to a point; thence S 35°16'32" W and along the centerline of a 30' ingress/egress easement a distance of 97.08 feet to a point; thence S 38°13'21" W and along the centerline of a 30' ingress/egress easement a distance of 82.45 feet to a point; thence following the curvature thereof an arc and along the centerline of a 30' ingress/egress easement a distance of 107.43 feet to a point (said arc having a chord bearing of S 54°51'33" W, a clockwise direction, a chord distance of 105.93 feet and a radius of 185.00 feet); thence S 71°29'44" W and along the centerline of a 30' ingress/egress easement a distance of 59.05 feet to a point; thence following the curvature thereof an arc and along the centerline of a 30' ingress/egress easement a distance of 78.20 feet to a point (said arc having a chord bearing of S 39°29'31" W, a counterclockwise direction, a chord distance of 74.20 feet and a radius of 70.00 feet); thence S 36°39'59" E a distance of 699.50 feet to a point; thence N 67°56'39" E a distance of 531.44 feet to a point; thence N 90°00'00" E a distance of 516.91 feet to a point; thence N 00°00'00" E a distance of 100.00 feet to a point; thence N 90°00'00" W a distance of 503.21 feet to a point; thence N 00°25'21" E a distance of 1141.39 feet to a point; thence following the curvature thereof an arc and along the southerly right-of-way of Shelby County Road 22 a distance of 232.98 feet (said arc having a chord bearing of S 71°31'54" W, a counterclockwise direction, a chord distance of 232.90 feet and a radius of 2608.27 feet) to the point and place of BEGINNING, more or less;

30' Ingress/Egress Easement

Commencing at an iron pipe at the southeast Corner of Section 3, Township 22 South, Range 3 West, Shelby County Alabama, thence N 00°23'57" E and along the easterly boundary of Section 3 a distance of 3255.45 feet to a point on the southerly right-of-way of Shelby County Road 22; thence following the curvature thereof an arc distance of 239.76 feet to a point on the centerline of a 30' ingress/egress easement (said arc having a chord bearing of S 66°20'22" W, a counterclockwise direction, a chord distance of 239.68 feet and a radius of 2608.27 feet) and along the southerly right-of-way of Shelby County Road 22, which is the point of BEGINNING; thence following the curvature thereof an arc distance of 144.78 feet to a point (said arc having a chord bearing of S 05°34'05" W, a clockwise direction, a chord distance of 140.18 feet and a radius of 165.00 feet) and along the centerline of a 30' ingress/egress easement; thence S 30°42'16" W and along the centerline of a 30' ingress/egress easement a distance of 82.06 feet to a point; thence S 32°31'50" W and along the centerline of a 30' ingress/egress easement a distance of 259.50 feet to a point; thence S 35°16'32" W and along the centerline of a 30' ingress/egress easement a distance of 97.08 feet to a point; thence S 38°13'21" W and along the centerline of a 30' ingress/egress easement a distance of 82.45 feet to a point ; thence following the curvature thereof an arc distance of 107.43 feet to a point (said arc having a chord bearing of S 54°51'33" W, a clockwise direction, a chord distance of 105.93 feet and a radius of 185.00 feet) and along the centerline of a 30' ingress/egress easement; thence S 71°29'44" W and along the centerline of a 30' ingress/egress easement a distance of 59.05 feet to a point; thence following the curvature thereof an arc distance of 78.20 feet to a point on the southwest boundary of Parcel 3 (said arc having a chord bearing of S 39°29'31" W, a counterclockwise direction, a chord distance of 74.20 feet and a radius of 70.00 feet), which is the end of said easement.