

Send Tax Notice To:
Kenneth Carter
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

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

\$1000.00

THAT IN CONSIDERATION OF FIVE HUNDRED and 00/100 DOLLARS (\$500.00) and other good and valuable consideration 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 **KENNETH R. CARTER, an married man** (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

Shelby County, AL 06/23/2006
State of Alabama

Deed Tax: \$10.00

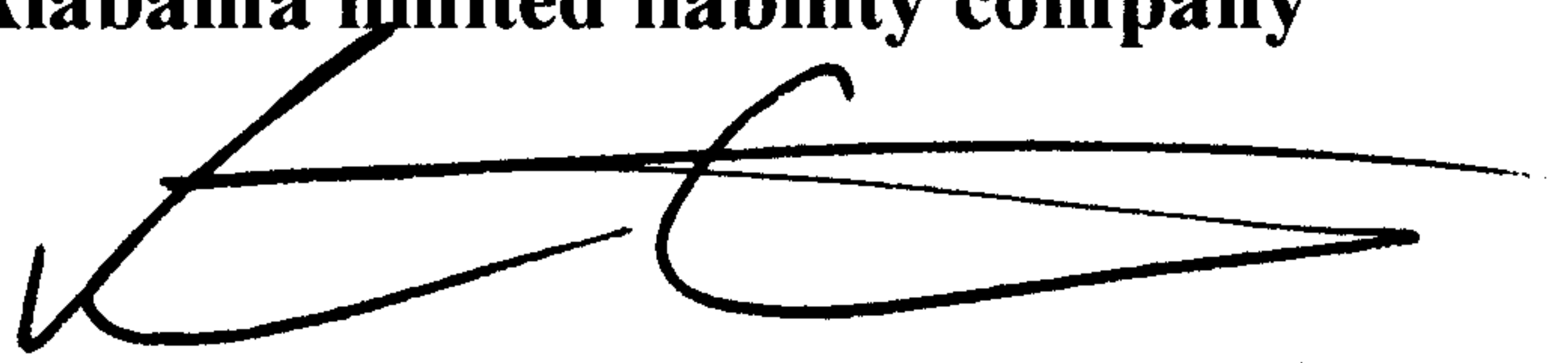
7. All matters that are revealed by the survey performed by Beacon Professional on April 26, 2006.

TO HAVE AND TO HOLD unto the said Grantee his heirs 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.

22nd 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 22nd day of June, 2006.


NOTARY PUBLIC

My commission expires: 5-13-2008

Parcel 1

Commencing at an iron pipe at the southeast corner of the southeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 87°22'2" E a distance of 219.21 feet to a fence corner; thence N 0°25'21" E a distance of 1131.50 feet to a capped iron, which is the point of BEGINNING; thence N 87°36'28" W a distance of 770.90 feet to a capped iron; thence N 0°0'0" E a distance of 325.61 feet to a capped iron; thence N 23°10'51" E a distance of 251.40 feet to a capped iron; thence N 67°56'39" E a distance of 646.17 feet to a capped iron; thence S 67°46'57" E a distance of 946.70 feet to a point; thence S 0°41'0" E a distance of 198.51 feet to a point; thence S 17°13'0" E a distance of 188.40 feet to a point; thence S 69°57'0" W a distance of 93.56 feet to a point; thence N 61°57'0" W a distance of 195.60 feet to a point; thence S 89°15'0" W a distance of 248.46 feet to a point; thence N 47°12'23" W a distance of 353.32 feet to a point; thence N 63°21'0" W a distance of 101.50 feet to a capped iron; thence S 0°25'21" W a distance of 437.34 feet; to the point and place of BEGINNING, containing 20.00 acres, more or less;

Ingress/Egress Easement

Commencing at an iron pipe at the southeast corner of the southeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 0°23'57" E and along the easterly boundary of Section 3 a distance of 3255.62 feet to a point on the southerly right-of-way of Shelby County Road 22; thence following the curvature thereof an arc distance of 239.83 feet (said arc having a chord bearing of S 66°20'25" W, a counterclockwise direction, a chord distance of 239.74 feet and a radius of 2608.43 feet) and along the southerly right-of-way of Shelby County Road 22, which is the point of BEGINNING of the centerline of a 30' ingress/egress easement; thence following the curvature thereof an arc distance of 144.94 feet (said arc having a chord bearing of S 5°32'22" W, a clockwise direction, a chord distance of 140.32 feet and a radius of 165.00 feet) ; thence S 30°42'16" W a distance of 82.06 feet; thence S 32°31'50" W a distance of 259.50 feet; thence S 35°16'32" W a distance of 97.08 feet ; thence following the curvature thereof an arc distance of 107.43 feet (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 a distance of 59.05 feet ; thence following the curvature thereof an arc distance of 78.20 feet (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 7°29'18" W a distance of 584.71 feet ; thence following the curvature thereof an arc distance of 159.16 feet (said arc having a chord bearing of S 22°54'31" E, a counterclockwise direction, a chord distance of 151.80 feet and a radius of 150.00 feet) ; thence S 53°18'20" E a distance of 79.21 feet ; thence following the curvature thereof an arc distance of 115.80 feet (said arc having a chord bearing of S 41°14'31" E, a clockwise direction, a chord distance of 114.95 feet and a radius of 275.00 feet) ; thence S 29°10'42" E a distance of 85.58 feet to a point on Parcel and the end of said easement.