

Send Tax Notice To:  
Omar Montoya  
308 Meadow Circle  
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 HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$168,500.00) 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 **OMAR MONTTOYA and wife, NILARNIDES BERRIO MONTTOYA, as joint tenants with right of survivorship**, (herein collectively 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:

LOT 32, CEDAR MEADOWS, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 34, PAGE 125 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

All of the above consideration was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

1. ad valorem and similar taxes for 2007 and subsequent years;
2. Right of way granted to Alabama Power Company recorded in Instrument #2005-5701;
3. Agreement with Alagasco recorded in Instrument # 2004-62318;
4. Easements and building lines as shown on recorded map;
5. Restrictions appearing of record in Instrument #2005-47528.
6. 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;

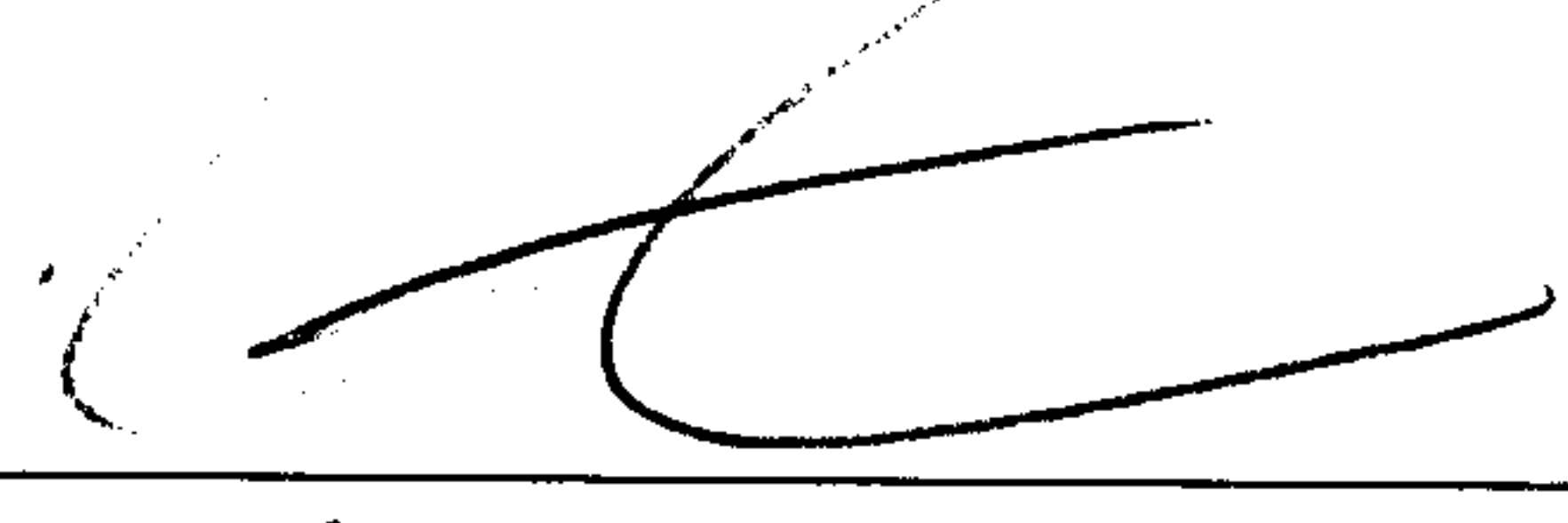
- 7. Any and all matters of record; and
- 8. All matters revealed by the survey of Beacon Professional Services, Inc dated January 25, 2007.

**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.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 26 day of January, 2007.


**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 name 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, they, in their capacity as such members and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of January, 2007.

  
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NOTARY PUBLIC  
My commission expires: 5-13-2008