This instrument was prepared by: Michael T. Atchison, Attorney at Law, Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Maverick Enterprises, LLC

Cata, AL 35040

3500

## WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

200701310000045910 1/2 \$50.50 Shelby Cnty Judge of Probate, AL 01/31/2007 08:40:44AM FILED/CERT

SHELBY COUNTY

That in consideration of Thirty Six Thousand One Hundred Twenty dollars and Zero cents (\$36,120.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, The Estate of Thomas Heflin Walton, deceased, Probate Case PR-2005-000033, in the Probate Office of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Maverick Enterprises, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This deed is executed in accordance with an order dated  $\frac{71}{100}$ , 2006, which is recorded simultaneously herewith. Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of January, 2007.

	(SEAL)	The Estate of Thomas Heflin Walton, deceased, Probate Case PR-2005-000033, in the Probate Office of Shelby County, Alabama  By: John R. Matthews, its Personal Representative	(SEAL)
	(SEAL)		(SEAL)
	(SEAL)		(SEAL)
			(SEAL)
STATE OF ALABAMA		General Acknowledgment	

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that John R. Matthews, whose name as Personal Representative of The Estate of Thomas Heflin Walton, deceased 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/she executed the same voluntarily on the day the same bears date, in his capacity as such Personal Representative.

Given under my hand and official seal this 15th day of January, 2007.

Midhael T. Atchison, Notary Public

Shelby County, AL 01/31/2007 State of Alabama

Deed Tax: \$36.50

## EXHIBIT A

200701310000045910 2/2 \$50.50 Shelby Cnty Judge of Probate, AL 01/31/2007 08:40:44AM FILED/CERT

Lots 1 and 2, Block 11, according to the survey of Jewell Heights, as recorded in Map Book 3, Page 23, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of Lot 1, Block 11, according to the A.B. Baxley Subdivision, Map Book 3, Page 23; thence South 86 degrees 36 minutes 36 seconds West a distance of 156.87 feet to a capped rebar set; thence North 2 degrees 12 minutes 38 seconds East a distance of 97.03 feet to a capped rebar set; thence North 2 degrees 12 minutes 40 seconds East a distance of 60.00 feet to a capped rebar set; thence North 83 degrees 50 minutes 28 seconds East a distance of 115.06 feet to a capped rebar set; thence following the curvature thereof an arc distance of 164.19 feet (said arc having a chord bearing of South 12 degrees 43 minutes 47 seconds East, a counterclockwise direction, a chord distance of 164.01 feet, and a radius of 1000.00 feet), to the point and place of beginning. According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

Situated in Shelby County, Alabama.

Also, Lots 1, 2, 3, 4, and 5, Block 7, according to the survey of Jewell Heights, as recorded in Map Book 3, Page 23, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A parcel of land situated in Section 9, Township 22 South, Range 2 West, being Lots 1, 2, 3, 4, and 5, Block 7, according to the A.B. Baxley Subdivision, as recorded in Map Book 3, Page 23, in the Probate Record Room, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of Lot 1, Block 7, according to the A.B. Baxley Subdivision, Map Book 3, Page 23, which is the point of beginning; thence North 2 degrees 12 minutes 40 seconds East a distance of 394.33 feet to a capped rebar set; thence North 0 degrees 50 minutes 07 seconds West a distance of 60.38 feet to a capped rebar set; thence North 6 degrees 55 minutes 24 seconds East a distance of 103.88 feet to a capped rebar set; thence South 72 degrees 55 minutes 13 seconds West a distance of 190.00 feet to a capped rebar set; thence South 6 degrees 55 minutes 23 seconds West a distance of 103.88 feet to a capped rebar set; thence South 2 degrees 00 minutes 44 seconds East a distance of 410.57 feet to a capped rebar set; thence North 85 degrees 37 minutes 07 seconds East a distance of 153.32 feet to the point of beginning. According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

Situated in Shelby County, Alabama.

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