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 P.O. Sur 1010

-Catara, AL 35040 75007 Alubust- Al

## WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

200701310000045990 1/2 \$29.50 Shelby Cnty Judge of Probate, AL 01/31/2007 08:53:20AM FILED/CERT

SHELBY COUNTY

That in consideration of Fifteen Thousand One Hundred Twenty dollars and Zero cents (\$15,120.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mayanice Walton, a single woman (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.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

Mayanice Walton is the surviving grantee in that certain deed recorded in Real Record 085, Page 39, in the Probate Office of Shelby County, Alabama; the other grantee, T.H. Walton, having died on or about the 3<sup>rd</sup> day of December, 2004.

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. Housing Macton Mayanice Walton (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) STATE OF ALABAMA General Acknowledgment

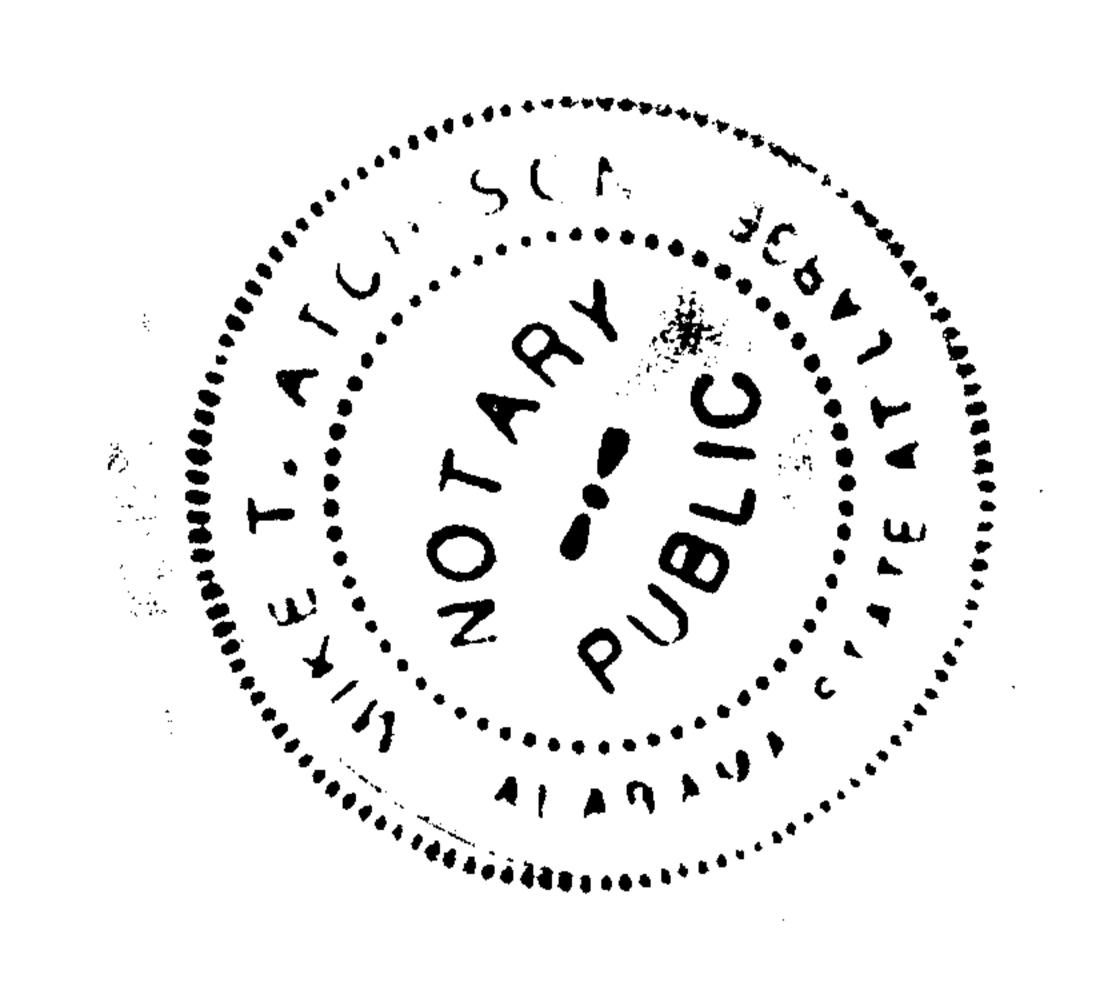
SHELBY COUNTY

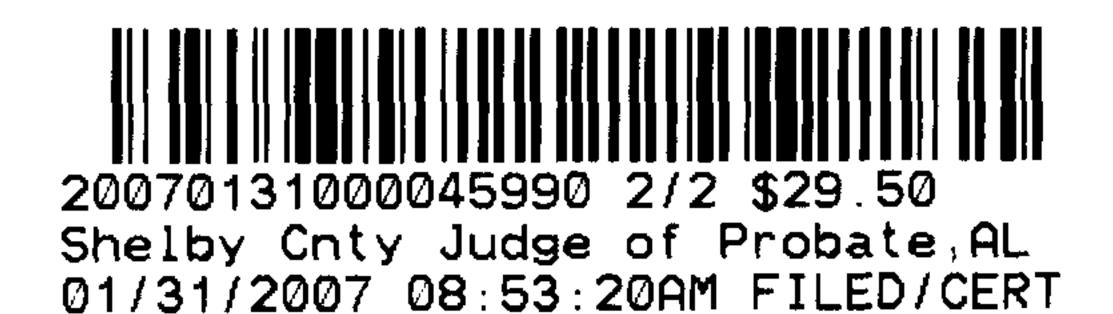
I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Mayanice Walton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date

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

My commission expires: 10/16/2008

Michael T. Atchison, Notary Public





## EXHIBIT A

Lots 3, 4, 5, and 6, 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:

Commencing 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, which is the point of beginning; thence North 2 degrees 12 minutes 40 seconds East a distance of 175.00 feet to a capped rebar; thence North 2 degrees 12 minutes 40 seconds East a distance of 60.00 feet to a capped rebar set; thence South 76 degrees 43 minutes 10 seconds East a distance of 100.01 feet to a capped rebar set; thence following the curvature thereof an arc distance of 100.00 feet to a capped rebar set (said arc having a chord bearing of South 0 degrees 34 minutes 7 seconds West, a counterclockwise direction, a chord distance of 99.96 feet and a radius of 1000.00 feet); thence following the curvature thereof an arc distance of 5000 feet to a capped rebar set (said arc having a chord bearing of South 3 degrees 43 minutes 43 seconds East a counterclockwise direction, a chord distance of 49.99 feet and a radius of 1000.00 feet); thence following the curvature thereof an arc distance of 50.00 feet to a capped rebar set (said arc having a chord bearing of South 6 degrees 35 minutes 36 seconds East a counterclockwise direction, a chord distance of 49.99 feet and a radius of 1000.00 feet); thence South 83 degrees 50 minutes 28 seconds West a distance of 115.06 feet to the point and place of beginning.

According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

LESS AND EXCEPT Lot 4, 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:

Commencing 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, which is the point of beginning; thence North 2 degrees 12 minutes 40 seconds East a distance of 60.00 feet to a capped rebar set; thence South 85 degrees 27 minutes 14 seconds a distance of 101.09 feet to a capped rebar set; thence following the curvature thereof an arc distance of 50.00 feet to a capped rebar set (said arc having a ch ord bearing of South 3 degrees 43 minutes 43 seconds East a counterclockwise direction, a chord distance of 49.99 feet and a radius of 1000.00 feet); thence South 88 degrees 53 minutes 38 seconds West a distance of 106.36 feet, to the point and place of be ginning.

According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

Also, Lots 1 and 2, Block 8, 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 8, according to the A.B. Baxley Subdivision, Map Book 3, Page 23; thence North 86 degrees 36 minutes 36 seconds East a distance of 100.35 feet to a capped rebar set; thence following the curvature thereof an arc distance of 98.87 feet to a capped rebar set (said arc having a chord bearing of North 16 degrees 34 minutes 14 seconds West, a clockwise direction, a chord distance of 98.71 feet and a radius of 509.42 feet); thence North 47 degrees 45 minutes 12 seconds West a distance of 154.51 feet to a capped rebar set; thence following the curvature thereof an arc distance of 209.19 feet (said arc having a chord bearing of South 11 degrees 42 minutes 27 seconds East, a counterclockwise direction, a chord distance of 208.78 feet, and a radius of 960.00 feet) to the point and place of beginning. Situated in Shelby County, Alabama.

According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

Also, Lots 3, 4, and 5, Block 8, 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:

Commencing at the SE corner of Lot 1, Block 8, according to the A.B. Baxley Subdivision, Map Book 3, age 23; thence North 86 degrees 36 minutes 36 seconds East a distance of 100.35 feet to a capped rebar set; thence following the curvature thereof an arc distance of 98.87 feet to a capped rebar set (said arc having a chord bearing of North 16 degrees 34 minutes 14 seconds West, a clockwise direction, a chord distance of 98.71 feet and a radius of 509.42 feet), which is the point of beginning; thence following the curvature thereof an arc distance of 148.31 feet to a capped rebar set (said arc having a chord bearing of North 2 degrees 39 minutes 41 seconds West, a clockwise direction, a chord distance of 147.79 feet and a radius of 509.42 feet); thence North 46 degrees 03 minutes 56 seconds West a distance of 152.89 feet to a capped rebar set; thence South 0 degrees 59 minutes 19 seconds East a distance of 149.85 feet to a capped rebar set; thence South 47 degrees 45 minutes 12 seconds East a distance of 154.51 feet to the point and place of beginning.

According to survey of Robert F. Weimorts, RLS #23008, dated December 5, 2006.

Mayanice Walton is the surviving grantee in that certain deed recorded in Real Record 085, Page 39, in the Probate Office of Shelby County, Alabama; the other grantee, T.H. Walton, having died on or about the 3<sup>rd</sup> day of December, 2004.