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

Send Tax Notice To:

Maverick Enterprises

35-007

WARRANTY DEED

STATE OF ALABAMA

20070131000046050 1/2 \$20.00 Shelby Cnty Judge of Probate, AL 01/31/2007 09:03:25AM FILED/CERT KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Six Thousand dollars and Zero cents (\$6,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Katie Cox, 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.

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) (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 Katie Cox 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

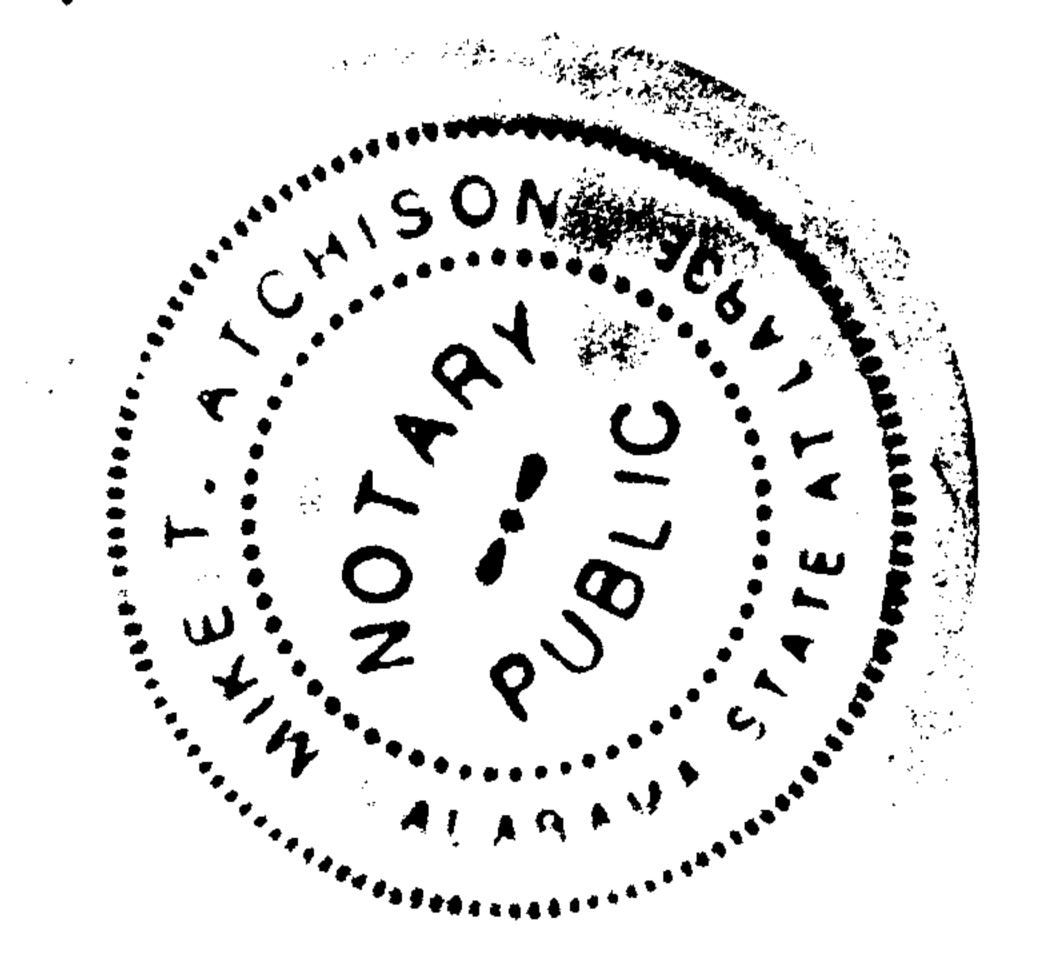




EXHIBIT A

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 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 South 88 degrees 53 minutes 38 seconds West a distance of 106.36 feet, to the point and place of beginning.

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

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