20070220000077180 1/3 $82.50
Shelby Cnty Judge of Probate,AL
02/20/2007 10:40:57AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Freedom Land Developers, L.L.C.
P.O. Box 197
Montevallo, Alabama 35115

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty-Five Thousand Four Hundred Seventy-Five and 00/100 Dollars ($65,475.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Maverick Enterprises, L.L.C., an Alabama Limited Liability Company,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Freedom Land Developers, L.L.C., an Alabama Limited Liability Company,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached Exhibit "A"

Subject to all items of record

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of January, 2007.

GRANTOR

(L.S.)
Maverick Enterprises, LLC
By: Kenneth Carter
Its: Member

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter, whose name as Member and Authorized Agent for Maverick Enterprises, L.L.C., is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of January, 2007.

NOTARY PUBLIC
My Commission Expires: 5/13/08

Shelby County, AL 02/20/2007
State of Alabama

Deed Tax:$65.50

Lots 1 and 2 Block 8
BEGINNING at the SW corner of Lot 1, Block 8, according to the A.B. Baxley Subdivision, MB 3, PG 23, thence N 86°36'36" E 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 N 16°34'14" W, a clockwise direction, a chord distance of 98.71 feet and a radius of 509.42 feet); thence N 47°45'12" W 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 S 11°42'27" E, a counterclockwise direction, a chord distance of 208.78 feet and a radius of 960.00 feet); to the point and place of BEGINNING.
Containing 0.34 acres, more or less;

Lots 3–5 Block 8
Commencing at the SW corner of Lot 1, Block 8, according to the A.B. Baxley Subdivision, MB 3, PG 23, thence N 86°36'36" E 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 N 16°34'14" W, 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 N 2°39'41" W, a clockwise direction, a chord distance of 147.79 feet and a radius of 509.42 feet); thence N 46°03'56" W a distance of 152.89 feet to a capped rebar set; thence S 0°59'19" E a distance of 149.85 feet to a capped rebar set; thence S 47°45'12" E a distance of 154.51 feet; to the point and place of BEGINNING.
Containing 0.36 acres, more or less;

Lots 1–5 Block 7
COMMENCE at the SE corner of Lot 1, Block 7, According to the A. B. Baxley Subdivision, MB 3, PG 23, which is the point of BEGINNING, thence N 2°12'40" E a distance of 394.33 feet to a capped rebar set; thence N 0°50'07" W a distance of 60.38 feet to a capped rebar set; thence N 6°55'24" E a distance of 103.88 feet to a capped rebar set; thence S 72°55'13" W a distance of 190.00 feet to a capped rebar set; thence S 6°55'23" W a distance of 103.88 feet to a capped rebar set; thence S 2°00'44" E a distance of 410.57 feet to a capped rebar set; thence N 85°37'07" E a distance of 153.32 feet; to the point of BEGINNING.
containing 2.09 acres, more or less;

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EXHIBIT A - page 1

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Lots 1 and 2 Block 11
BEGINNING at the SE corner of Lot 1, Block 11, according to the A.B. Baxley Subdivision, MB 3, PG 23, thence S 86°36'36" W a distance of 156.87 feet to a capped rebar set; thence N 2°12'38" E a distance of 97.03 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence N 83°50'28" E 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 S 12°43'47" E, a counterclockwise direction, a chord distance of 164.01 feet and a radius of 1000.00 feet); to the point and place of BEGINNING.
Containing 0.49 acres, more or less;

Lots 3 Block 11
Commencing, thence S 86°36'36" W a distance of 156.87 feet to a capped rebar set; thence N 2°12'38" E a distance of 97.03 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set, which is the point of BEGINNING; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence N 88°53'38" E a distance of 106.36 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 S 6°35'36" E, a counterclockwise direction, a chord distance of 49.99 feet and a radius of 1000.00 feet); thence S 83°50'28" W a distance of 115.06 feet; to the point and place of BEGINNING.
Containing 0.14 acres, more or less;

Lot 4 Block 11
Commencing at the SE corner of Lot 1, Block 11, according to the A.B. Baxley Subdivision, MB 3, PG 23, thence S 86°36'36" W a distance of 156.87 feet to a capped rebar set; thence N 2°12'38" E a distance of 97.03 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set, which is the point of BEGINNING; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence S 85°27'14" E 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 S 3°43'43" E, a counterclockwise direction, a chord distance of 49.99 feet and a radius of 1000.00 feet); thence S 88°53'38" W a distance of 106.36 feet; to the point and place of BEGINNING.
Containing 0.13 acres, more or less;

Lots 5-6 Block 11
Commencing at the SE corner of Lot 1, Block 11, according to the A.B. Baxley Subdivision, MB 3, PG 23, thence S 86°36'36" W a distance of 156.87 feet to a capped rebar set; thence N 2°12'38" E a distance of 97.03 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set; thence N 2°12'40" E a distance of 60.00 feet to a capped rebar set, which is the point of BEGINNING; thence N 2°12'40" E a distance of 115.00 feet to a 3/4 inch rebar found; thence S 76°43'10" E a distance of 100.01 feet to a 3/4 inch rebar found; thence following the curvature thereof an arc distance of 100.00 feet to a capped rebar set (said arc having a chord bearing of S 0°34'7" W, a counterclockwise direction, a chord distance of 99.96 feet and a radius of 1000.00 feet); thence N 85°27'14" W a distance of 101.09 feet; to the point of BEGINNING.
Containing 0.24 acres, more or less;

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