

Send Tax Notice To:  
Larry N. Wheeler  
Elizabeth C. Wheeler  
1605 Highway 49  
Columbiana, Alabama 35051

*This instrument was prepared by:*

Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

---

**Statutory Warranty Deed**

---

**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF SIXTY-FOUR THOUSAND and NO/100 DOLLARS (\$64,000.00) 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 **LARRY N. WHEELER and wife, ELIZABETH C. WHEELER, 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:

SEE EXHIBIT A, ATTACHED HERETO AND  
INCORPORATED HEREIN AS IF SET OUT IN FULL

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

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

1. ad valorem and similar taxes for 2007 and subsequent years;
2. 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;
3. Any and all matters of record; and
4. All matters revealed by the survey of Beacon Professional Services, Inc dated February 9, 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.

15<sup>th</sup> IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of February 15, 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 15<sup>th</sup> day of February 15, 2007.

\_\_\_\_\_  


NOTARY PUBLIC

My commission expires: 5-13-2008



# Exhibit A

## LEGAL DESCRIPTION

20070220000078140 3/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
02/20/2007 04:08:52PM FILED/CERT

Issuing Office File No.: T-75523

A parcel of land situated in the Southwest  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad iron found at the Southwest corner of the Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 6 minutes 37 seconds East a distance of 1340.78 feet to an axle found; thence North 1 degree 05 minutes 22 seconds West a distance of 615.80 feet to a rebar found; thence North 0 degrees 00 minutes 19 seconds West a distance of 708.45 feet to a capped rebar found (01-0502), which is the point of BEGINNING; thence South 89 degrees 9 minutes 46 seconds East a distance of 661.17 feet to a capped rebar found (16165); thence North 0 degrees 9 minutes 16 seconds West a distance of 527.71 feet to a capped rebar set; thence North 88 degrees 49 minutes 17 seconds West a distance of 659.87 feet to a capped rebar set; thence South 0 degrees 00 minutes 19 seconds East a distance of 531.62 feet to the point of BEGINNING.

Centerline of a 30 foot Ingress/Egress Easement:

Commencing at a railroad iron found at the Southwest corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 06 minutes 37 seconds East a distance of 1340.78 feet to an axle found; thence North 1 degree 05 minutes 22 seconds West a distance of 615.80 feet to a rebar found; thence North 0 degrees 00 minutes 19 seconds West a distance of 723.45 feet to a point of Beginning; thence North 89 degrees 09 minutes 46 seconds West a distance of 34.22 feet to a point; thence North 1 degree 15 minutes 29 seconds East a distance of 618.92 feet to a point; thence following the curvature thereof an arc distance of 93.90 feet to a point (said arc having a chord bearing of North 48 degrees 15 minutes 57 seconds East, a clockwise direction, a chord distance of 83.71 feet and a radius of 57.22 feet); thence South 84 degrees 16 minutes 26 seconds East a distance of 344.06 feet to a point; thence North 87 degrees 46 minutes 33 seconds East a distance of 534.92 feet to a point; thence following the curvature thereof an arc distance of 177.40 feet to a point (said arc having a chord bearing of North 58 degrees 59 minutes 40 seconds East, a counterclockwise direction, a chord distance of 170.03 feet and a radius of 176.57 feet); thence North 27 degrees 05 minutes 18 seconds East a distance of 170.09 feet to a point; thence following the curvature thereof an arc distance of 113.08 feet to a point (said arc having a chord bearing of North 58 degrees 32 minutes 39 seconds East, a clockwise direction, a chord distance of 107.48 feet and a radius of 102.98 feet); thence North 90 degrees 0 minutes 0 seconds East a distance of 40.02 feet to the point and place of BEGINNING.

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

Deed Tax: \$64.00