

This Instrument Was Prepared By:  
Maverick Enterprises, LLC  
P O Box 1010  
Alabaster, Alabama 35007

Send Tax Notice To:

Larry W. Pearce  
PO Box 1864  
Alabaster, AL 35007



20070319000124650 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/19/2007 02:54:43PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand & 00/100 dollars (\$10,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Maverick Enterprises LLC**, an Alabama Limited Liability Company, hereinafter called "Grantor" does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Larry W. Pearce, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, commencing at the SW corner of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West; thence S 0 degree 24 minutes 53 seconds of 124.42 feet; thence S 0 degrees 24 minutes 53 seconds W a distance of 500.00 feet, which is the point of BEGINNING; thence S 0 degrees 24 minutes 56 seconds W a distance of 366.36 feet; thence N 87 degrees 46 minutes 04 seconds W a distance of 665.45 feet; thence N 0 degrees 41 minutes 13 seconds W a distance of 866.85 feet; thence S 87 degrees 29 minutes 58 seconds E a distance of 236.94 feet; thence S 0 degrees 24 minutes 53 seconds W a distance of 512.67 feet; thence S 89 degrees 35 minutes 07 seconds E a distance of 435.00 feet; to the point and place of BEGINNING, containing 8.213 acres, more or less.

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 Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor 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.

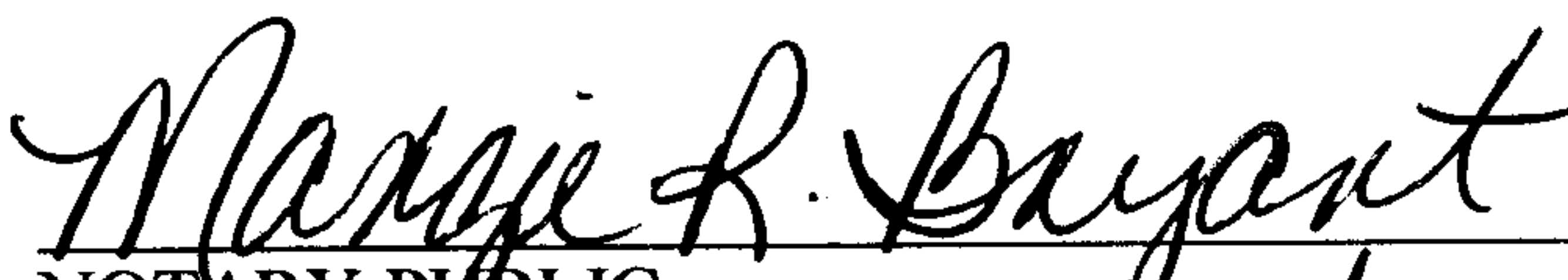
IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 7th day of November, 2006.

  
MAVERICK ENTERPRISES, LLC

STATE OF ALABAMA )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

I, Margie R. Bryant, a Notary Public for the State at Large, hereby certify that the above posted name, Kenneth Carter, as Member of **Maverick Enterprises, LLC**, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICAL SEAL OF OFFICE on this the 7th day of November, 2006.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 01/06/09

Shelby County, AL 03/19/2007  
State of Alabama

Deed Tax: \$10.00