

Send Tax Notice To:  
Duane Downer  
3153 Hidden Forrest Cove  
Montevallo, Alabama 35115

*This instrument was prepared by:*  
Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

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**Statutory Warranty Deed**

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STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS,**

COUNTY OF SHELBY     )

THAT IN CONSIDERATION OF ONE HUNDRED FIFTY-TWO THOUSAND and NO/100 DOLLARS (\$152,000.00) 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 **DUANE DOWNER and wife, LESLIE DOWNER, 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:

LOT 67, ACCORDING TO THE MAP OF HIDDEN FOREST AS RECORDED IN MAP BOOK 35, PAGE 117 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

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

All of the above consideration was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

1. ad valorem and similar taxes for 2007 and subsequent years;
2. Variable width for drainage easement as shown on recorded Map Book 35, Page 117;
3. Easements, right of ways, restrictions, reservations, conditions and building lines as shown on recorded map;
4. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants for Hidden Forest, A Residential Subdivision, as recorded in Instrument #20051102000570720 in the Probate Office of Shelby County, Alabama;
5. Right of Way granted to Alabama Power Company by instrument recorded in Real

