

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

Statutory Warranty Deed					
STATE OF ALABAMA)				
COUNTY OF SHELBY)	KNOW ALL MEN BY THESE PRESENTS,			

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;
- 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

- 236, page 825 and Real 235, page 318 in the Probate Office of Shelby County, Alabama and Easement to Alabama Power Company recorded in Instrument #2005-39399 and Instrument #2005-33874;
- 6. 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; and
- 7. Any and all matters of record.

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.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of July, 2007.

		MAVERICK ENTERPRISES, LLC, an Alabama limited liability company	
		By: Kenneth R. Carter Its: Sole Member Shelby County, AL 07/26 State of Alabama	3/2007
STATE OF ALABAMA COUNTY OF SHELBY)	Deed Tax:\$1.00	

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 ______ day of July, 2007.

NOTARY PUBLIC

My commission expires: 573 2008