

This instrument prepared by:
Robert C. Barnett
2107 5th Avenue North, Suite 100
Birmingham, Al 35203

SEND TAX NOTICE TO:
Maverick Enterprises LLC
c/o Kenneth Carter
P. O. Box 1010
Alabaster, Al. 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$ 733,000.00

KNOW ALL MEN BY THESE PRESENTS, that for the consideration of Mutual Exchange of Properties, the undersigned grantor, Charles G. Kessler, a married man, do hereby grant, bargain, sell, and convey onto Maverick Enterprises, LLC, an undivided 1/2 interest in and to the following described property located in Shelby County, Alabama to wit:

As set out in Exhibit "A"

This property is not the homestead of the Grantor or his spouse.
The Grantee to assume and pay property taxes due on October 1, 2007.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

All of the above premises were derived from a purchase agreement.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

1540000

In Witness Whereof, I have hereunder set my hand and seal, this 24th day of July 2007.

Charles G. Kessler

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, a married man, whose name 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2007.

Notary Public

My Commission Expires: 5-13-2008

[SEAL]

EXHIBIT

A

Legal Description



20070803000362220 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/03/2007 10:27:05AM FILED/CERT

AREA I:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South Boundary of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and along the South boundary of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1437.46 feet to a $\frac{1}{2}$ " rebar in place being located on the Easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the Easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1205.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the Easterly right of way of said road for a distance of 259.05 feet to a $\frac{1}{2}$ " rebar in place being located on the Southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the Southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1215.0 feet; thence proceed Southeasterly along the curvature of said curve and along the Southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East, 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

CONTINUED NEXT PAGE

SCHEDULE B-SECTION II - CONTINUED

File No. 25-35254A

20070803000362220 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/03/2007 10:27:05AM FILED/CERT

AREA II:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degree 57 minutes 13 seconds East along the East boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and along the East boundary of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ for a distance of 1766.17 feet to a iron pin in place being located on the Southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the Southerly right of way of said railroad for a distance of 1770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1215.0 feet; thence proceed Southwesterly along the curvature of said curve and along the Southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence proceed South 01 degree 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence proceed South 88 degrees 39 minutes 48 seconds East along the South boundary of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and along the South boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 2059.13 feet to the point of beginning.

The above described land is located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above property is also described as Lots 1 and 2, according to the Map and Survey of R.H. Gentry, Jr. Estate as recorded in Map Book 32, page 4 in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except the following described property to-wit:

AREA I: Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88° 39' 48" West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88° 39' 48" West along the South boundary of the Northeast one-fourth of the Southwest one-fourth and along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 1437.46 feet to a $\frac{1}{2}$ " rebar in place being located on the Easterly right-of-way of Shelby County Highway 11; thence proceed North 40° 17' 14" East along the Easterly right-of-way of said road for a distance of 255.94 feet to the P. C. of a concave curve left having a delta angle of 03° 46' 28" and a radius of 1205.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 37° 49' 52" East, 79.37 feet to the P. T. of said curve; thence proceed North 36° 34' 48" East along the Easterly right-of-way of said road for a distance of 259.05 feet to a $\frac{1}{2}$ " rebar in place being located on the Southerly right-of-way of the CSX Railroad; thence proceed South 66° 09' 42" East along the Southerly right-of-way of said railroad for a distance of 629.27 feet to the P. C. of a concave curve left having a radius of 1215.0 feet; thence proceed Southeasterly along the curvature of said curve and along the Southerly right-of-way of said railroad for a chord bearing and distance of South 77° 58' 05" East, 506.86 feet; thence proceed South 01° 09' West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, and contains 8.54 acres.