

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: David Crownhart
101 Quarter Horse Lane
Alabaster, AL 35007

LIMITED LIABILITY COMPANY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Eighty Two Thousand Five Hundred dollars and Zero cents (\$82,500.00) to the undersigned grantor, Maverick Enterprises, LLC, an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto David Crownhart and wife, Cheryl Crownhart (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Kenneth Carter its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of January 2008.

Maverick Enterprises, LLC, an Alabama
limited liability company

By:


Kenneth Carter, Member


STATE OF ALABAMA

}

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Kenneth Carter whose name as 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 11th day of January 2007.


20080122000026450 1/2 \$96.50
Shelby Cnty Judge of Probate, AL
01/22/2008 10:13:50AM FILED/CERT

Shelby County, AL 01/22/2008
State of Alabama

Deed Tax: \$82.50


Notary Public

My Commission Expires: 10/16/08

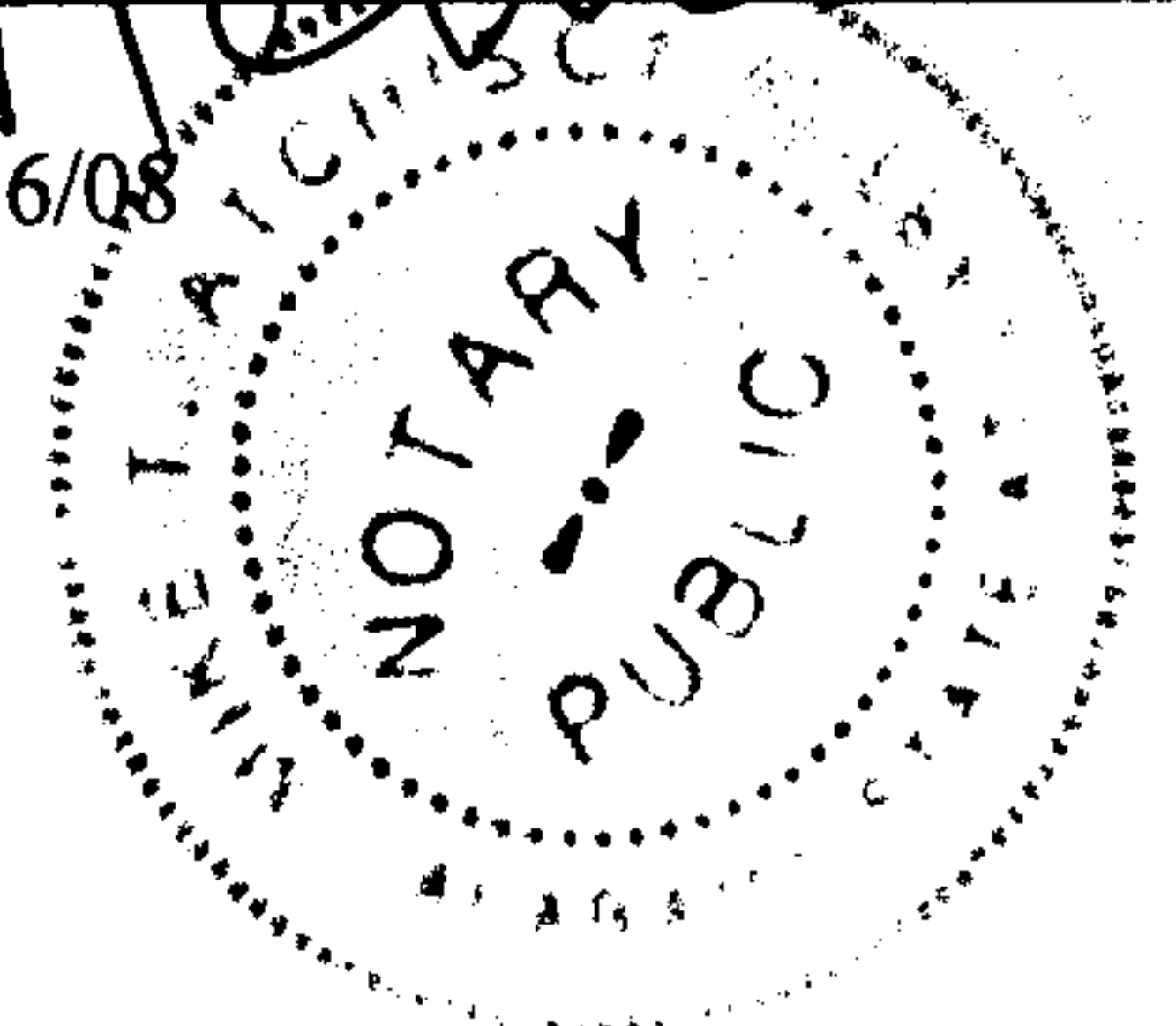


EXHIBIT A



20080122000026450 2/2 \$96.50
Shelby Cnty Judge of Probate, AL
01/22/2008 10:13:50AM FILED/CERT

Lot 5

Beginning at a railroad iron found at the SW corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 15 minutes 41 seconds East a distance of 652.61 feet to a rebar set; thence South 89 degrees 09 minutes 46 seconds East a distance of 1326.07 feet to a rebar set; thence South 0 degrees 00 minutes 19 seconds East a distance of 38.36 feet to a rebar found; thence South 1 degree 05 minutes 22 seconds East a distance of 615.80 feet to an axle found; thence North 89 degrees 06 minutes 37 seconds West a distance of 1340.78 feet to the point and place of beginning.

Together with a non-exclusive 30-foot easement for ingress, egress and utilities, being more particularly described as follows: Beginning at a railroad iron found at the SW corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 15 minutes 41 seconds East a distance of 652.61 feet to a capped rebar set; thence South 89 degrees 09 minutes 46 seconds East a distance of 1288.84 feet to the centerline of and the point and place of beginning of a described centerline of a 30-foot ingress/egress easement; thence North 0 degrees 07 minutes 29 seconds West a distance of 685.12 feet to a point; thence North 01 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; 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 00 minutes 00 seconds East a distance of 40.02 feet to the West right of way of Hughes Road (60-foot right of way) and end of said easement.

According to survey of Robert F. Weimorts, Jr., RLS #23008, dated September 29, 2006.