

Send Tax Notice To:
Elizabeth Carter
166 Salters Path
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)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$400,000.00) and other good and valuable consideration 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 **ELIZABETH CARTER, a married woman** (herein 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:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

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

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years;
2. Right of way to Alabama Power Company as set out in instruments recorded in Instrument #20061212000603310 in the Probate Office of Shelby County, Alabama;
3. Right of Way to Alabama Power Company as set out in instrument(s) recorded in Instrument # 1997-26296; Deed Book 134, Page 535; Deed Book 267, Page 93; Deed Book 118, Page 304; Deed Book 129, Page 491; Deed Book 143, Page 430 and Deed Book 177, Page 508;
4. Right(s) of Way(s) granted to Shelby County by instruments recorded in Deed Book 124, page 172; Deed Book 174, Page 139; and Deed Book 175, Page 242 in the Probate Office;
5. 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;

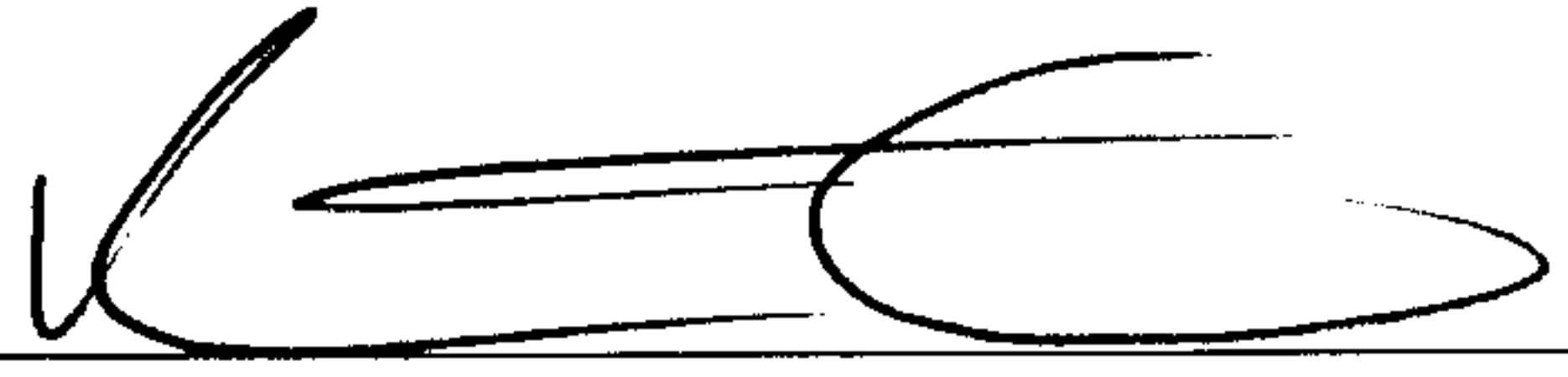
6. Rights of others in and to the Egress/Ingress easement.
7. Any and all matters of record; and
8. All matters that are revealed by the survey performed by Beacon Professional on April 26, 2006.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns forever;

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 20th day of November, 2007.


MAVERICK ENTERPRISES, LLC,
an Alabama limited liability company

By: 
Kenneth R. Carter
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER, whose names 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, he, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2007.



NOTARY PUBLIC
My commission expires: 5-13-2008

EXHIBIT A

20080123000031020 3/3 \$417.00
Shelby Cnty Judge of Probate, AL
01/23/2008 03:42:08PM FILED/CERT

Commencing at iron pipe, which is the Southeast corner Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence North 00 degrees, 23 minutes, 57 seconds East a distance of 3255.45 feet; thence following the curvature thereof an arc distance of 239.76 feet (said arc having a chord bearing of South 66 degrees, 20 minutes, 22 seconds West, a counterclockwise direction, a chord distance of 239.68 feet and a radius of 2608.27 feet), which is the point of beginning; thence following the curvature thereof an arc distance of 144.78 feet (said arc having a chord bearing of South 05 degrees 34 minutes 05 seconds West, a clockwise direction, a chord distance of 140.18 feet and a radius of 165.00 feet) and to a point on the centerline of a 30 foot ingress/egress easement; thence South 30 degrees, 42 minutes, 16 seconds West a distance of 82.06 feet to a point on the centerline of a 30 foot ingress/egress easement; thence South 32 degrees, 31 minutes, 50 seconds West a distance of 259.50 feet to a point on the center line of a 30 foot ingress/egress easement; thence South 35 degrees, 16 minutes, 32 seconds West a distance of 97.08 feet to a point on the center line of a 30 foot ingress/egress easement; thence South 38 degrees, 13 minutes, 21 seconds West a distance of 82.45 feet to a point on the centerline of a 30 foot ingress/egress easement; thence following the curvature thereof an arc distance of 107.43 feet (said arc having a chord bearing of South 54 degrees, 51 minutes, 33 seconds West, a clockwise direction, a chord distance of 105.93 feet and a radius of 185.00 feet) and to a point on the centerline of a 30 foot ingress/egress easement; thence South 71 degrees, 29 minutes 44 seconds West a distance of 59.05 feet to a point on the centerline of a 30 foot ingress/egress easement; thence following the curvature thereof an arc distance of 78.20 feet (said arc having a chord bearing of South 39 degrees, 29 minutes, 31 seconds West, a counterclockwise direction, a chord distance of 74.20 feet and a radius of 70.00 feet) and to a point on the centerline of a 30 foot ingress/egress easement; thence South 36 degrees, 39 minutes, 59 seconds East a distance of 699.50 feet to a point; thence South 67 degrees, 56 minutes, 39 seconds West a distance of 56.50 feet to a point; thence North 89 degrees, 39 minutes, 54 seconds West a distance of 985.70 feet to a capped rebar; thence North 00 degrees, 20 minutes, 06 seconds East a distance of 854.81 feet to a 1" iron pipe; thence following the curvature thereof an arc distance of 1050.52 feet (said arc having a chord bearing of North 69 degrees, 36 minutes, 11 seconds East, a counterclockwise direction, a chord distance of 1046.16 feet and a radius of 3326.79 feet) and along the Southerly right-of-way of Shelby County Road 22; thence following the curvature thereof an arc distance of 143.35 feet (said arc having a chord bearing of North 62 degrees, 7 minutes, 53 seconds East, a clockwise direction, a chord distance of 143.33 feet and a radius of 2608.27 feet) and along the Southerly right-of-way of Shelby County Road 22; to the point and place of beginning.

30 FOOT INGRESS/EGRESS EASEMENT:

Commencing at an iron pipe at the Southeast Corner of Section 3, Township 22 South, Range 3 West, Shelby County Alabama, thence North 00 degrees, 23 minutes, 57 seconds East and along the Easterly boundary of Section 3 a distance of 3255.45 feet to a point on the Southerly right-of-way of Shelby County Road 22; thence following the curvature thereof an arc distance of 239.76 feet to a point on the centerline of a 30 foot ingress/egress easement (said arc having a chord bearing of South 66 degrees, 20 minutes, 22 seconds West, a counterclockwise direction, a chord distance of 239.68 feet and a radius of 2608.27 feet) and along the Southerly right-of-way of Shelby County Road 22, which is the point of beginning; thence following the curvature thereof an arc distance of 144.78 feet to a point (said arc having a chord bearing of South 05 degrees, 34 minutes, 05 seconds West, a clockwise direction, a chord distance of 140.18 feet and a radius of 165.00 feet) and along the centerline of a 30 foot ingress/egress easement; thence South 30 degrees, 42 minutes, 16 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 82.06 feet to a point; thence South 32 degrees, 31 minutes, 50 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 259.50 feet to a point; thence South 35 degrees, 16 minutes, 32 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 97.08 feet to a point; thence South 38 degrees, 13 minutes, 21 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 82.45 feet to a point; thence following the curvature thereof an arc distance of 107.43 feet to a point (said arc having a chord bearing of South 54 degrees, 51 minutes, 33 seconds West, a clockwise direction, a chord distance of 105.93 feet and a radius of 185.00 feet) and along the centerline of a 30 foot ingress/egress easement; thence South 71 degrees, 29 minutes, 44 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 59.05 feet to a point; thence following the curvature thereof an arc distance of 78.20 feet to a point on the South boundary of Parcel 2 (said arc having a chord bearing of South 39 degrees, 29 minutes, 31 seconds West, a counterclockwise direction, a chord distance of 74.20 feet and a radius of 70.00 feet) and along the centerline of a 30 foot ingress/egress easement; thence South 07 degrees, 29 minutes, 18 seconds West and along the centerline of a 30 foot ingress/egress easement a distance of 584.71 feet to a point on the Southerly boundary of Parcel 2; to the end of the 30 foot ingress/egress easement.