


Send Tax Notice To:
Debbie Thames
P.O. Box 393
Ashland, Alabama 36251

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007


20080225000076160 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
02/25/2008 03:55:08PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF EIGHTY-NINE THOUSAND and NO/100 DOLLARS (\$89,000.00) 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 **DEBBIE B. THAMES and husband, ALBERT L. THAMES, 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:

SEE EXHIBIT A, ATTACHED HERETO AND
INCORPORATED HEREIN AS IF SET OUT IN FULL

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. ad valorem and similar taxes for 2008 and subsequent years;
2. 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;
3. Driveway Agreement as recorded in Instrument No. 20080122000026460 in the Office of the Judge of Probate of Shelby County;
4. Any and all matters of record; and
5. All matters revealed by the survey of Beacon Professional Services, Inc.

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.

25th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 25th day of February, 2008.

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 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 22 day of February ~~2008~~, 2008.

[Signature]
NOTARY PUBLIC

My commission expires: 5-13-2008

SCHEDULE A

File No.: s-08-16610

Commitment No.: C-s-08-16610

EXHIBIT A

LOT 3

Commencing 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 1310.31 feet to a capped rebar set, which is the point of beginning; thence North 0 degrees 15 minutes 41 seconds East, a distance of 663.13 feet to a capped rebar set; thence South 88 degrees 49 minutes 17 seconds East a distance of 1314.83 feet to a capped rebar set; thence South 2 degrees 41 minutes 39 seconds East a distance of 111.55 feet to a capped rebar set; thence South 0 degrees 0 minutes 19 seconds East a distance of 543.97 feet to a capped rebar set; thence North 89 degrees 9 minutes 46 seconds West a distance of 1323.01 feet to the point 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 the survey of Robert F. Weimorts, Jr., RLS #23008, dated September 29, 2006.

Shelby County, AL 02/25/2008
State of Alabama

Deed Tax: \$44.00

**STEWART TITLE
GUARANTY COMPANY**

166