

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

Send Tax Notice To: Maverick Enterprises, LLC  
P.O. Box 1010  
Alabaster, AL 35007

Personal Representative's Warranty Deed

STATE OF ALABAMA

Cons # 2,500.00

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Dollar and other good and valuable consideration to the undersigned grantor, The Estate of Thomas Heflin Walton, deceased, Probate Case #PR 2005-000033 (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Maverick Enterprises, LLC (herein referred to as GRANTEE, whether one or more), 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 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Personal Representative, John R. Matthews who is authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of December, 2009.

ATTEST:

The Estate of Thomas Heflin Walton,  
deceased, Probate Case #PR 2005-000033

By: John R. Matthews PERSONAL REPRESENTATIVE  
John R. Matthews, Personal Representative

STATE OF ALABAMA

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COUNTY OF SHELBY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that John R. Matthews, whose name as Personal Representative of The Estate of Thomas Heflin Walton, deceased, Probate Case #PR 2005-000033, 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 estate.

Given under my hand and official seal, this the 16th day of December, 2009.

Michael T. Atchison  
Michael T. Atchison, Notary Public

Shelby County, AL 12/22/2009  
State of Alabama  
Deed Tax : \$2.50

My Comm. is in exp. 10-16-12



20091222000466030 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
12/22/2009 09:25:54 AM FILED/CERT

EXHIBIT A

PARCEL I:

Tract 1:

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 5; thence run North 81 degrees 47 minutes 39 seconds West along the North line of said Quarter a distance of 580.16 feet to a 5/8-inch rebar set (SMW CA-627-LS) and the point of beginning; thence run South 01 degrees 28 minutes 43 seconds West a distance of 505.50 feet to a point in the centerline of Jackson Square, a public road; thence South 34 degrees 58 minutes 55 seconds West a distance of 62 .57 feet to a point near the Southeasterly edge of gravel of said road; thence South 47 degrees 01 minutes 28 seconds West a distance of 117.45 feet to a point near the centerline of said road; thence South 03 degrees 48 minutes 30 seconds West a distance of 8.59 feet to a point in said road; thence North 78 degrees 30 minutes 16 seconds West a distance of 4.49 feet to a 1/2-inch rebar found in the centerline of said road; thence North 03 degrees 29 minutes 21 seconds East and leaving said road a distance of 659.93 feet to a found drill bit; thence South 81 degrees 47 minutes 39 seconds East a distance of 100.69 feet to the point of beginning.

