

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Send Tax Notice To:
C & C Realty, LLC
P. O. Box 1864
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Alabaster, AL 35007

\$ 40,000 *CSJ*

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE THOUSAND DOLLARS and 00/100 DOLLARS (\$1,000.00) and other good valuable goods 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 **C & C REALTY, LLC**, an Alabama limited liability company (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:

Lot 1 of the Mayonice Walton Subdivision, as recorded in Map Book 41, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, thence 500'47'36", a distance of 1613.92'; thence N70'52'01"E, a distance of 1267.70'; thence S20'41'05"E, a distance of 226.98'; thence S71'14'55"W, a distance of 116.22'; thence S20'41'08"E, a distance of 23.89'; thence S70'51'01"W, a distance of 47.99' to the POINT OF BEGINNING, thence continue along the last described course, a distance of 118.54"; thence S18'23'16"E, a distance of 171.31"; thence N77'45'21"E, a distance of 112.48'; thence N16'18'52"W, a distance of 185.02' to the POINT OF BEGINNING.

Kenneth Carter is the sole member of Maverick Enterprises and this deed is executed in full compliance with its Articles of Organization and Operating Agreement.

The above Property is conveyed subject to:

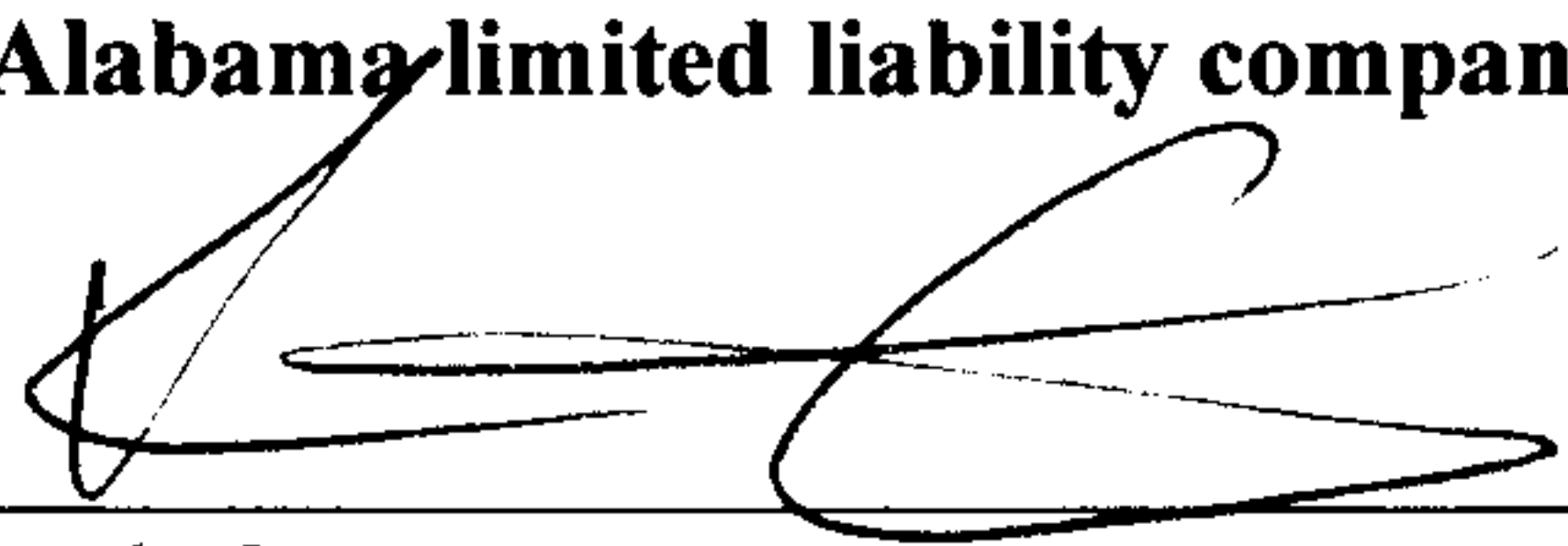
1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;

TO HAVE AND TO HOLD unto the said Grantee, its successors 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.

26th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the _____ day of February, 2010..

MAVERICK ENTERPRISES, LLC
an Alabama limited liability company

By: 
Kenneth Carter,
Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

Deed Tax : \$40.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter, as President 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 26th day of February, 2010.



NOTARY PUBLIC

My commission expires: 5-11-2013