

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
James R. Killingsworth
255 Wynlake Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY) **LIMITED LIABILITY COMPANY**
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty Thousand and 00/100 (\$130,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Maverick Enterprises, LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James R. Killingsworth**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See legal attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Kenneth Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 11th day of March, 2010.

Maverick Enterprises, LLC


By: Kenneth Carter, Member

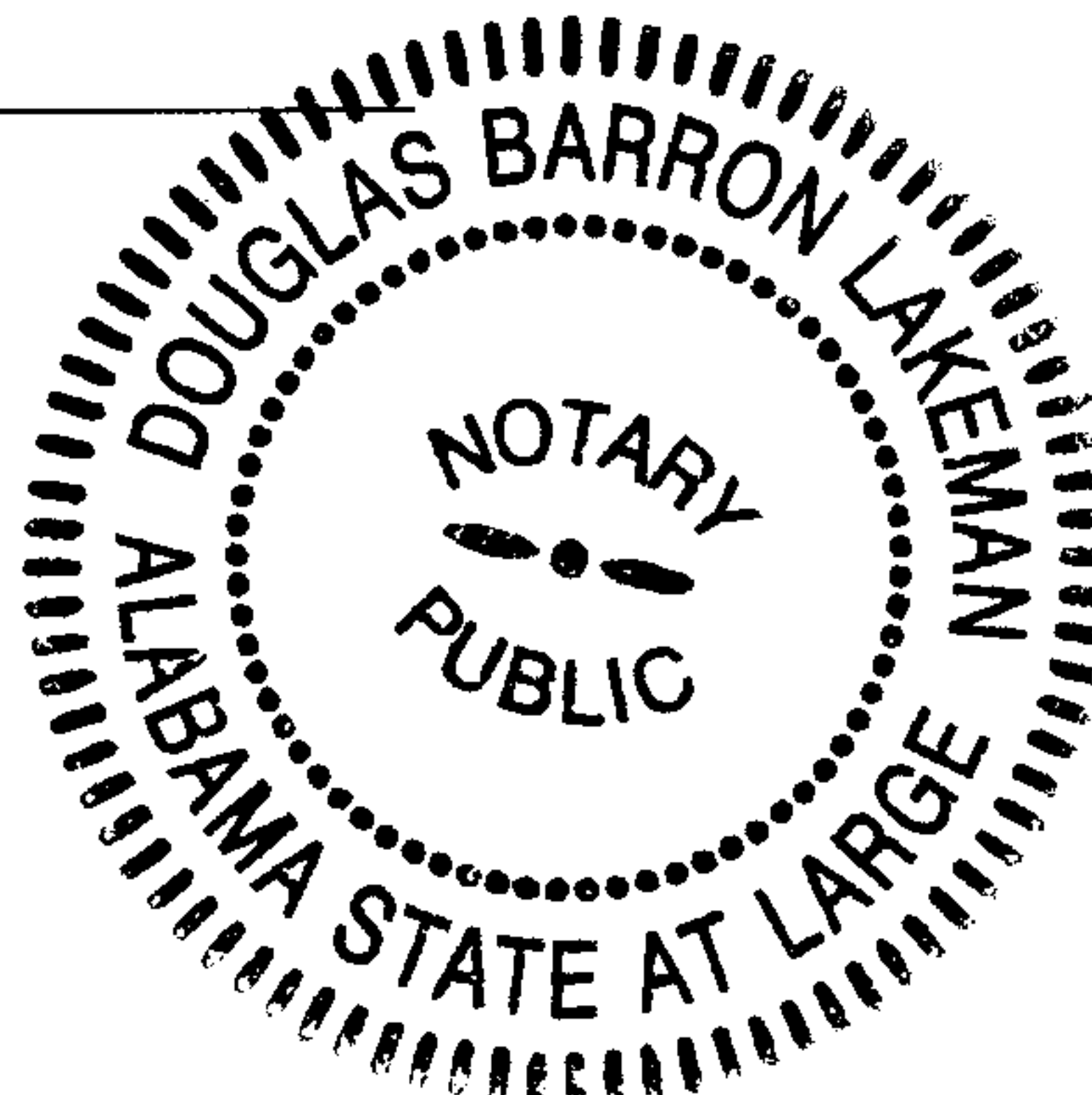
STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth Carter, whose name as Member of Maverick Enterprises, LLC, a 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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of March, 2010.


NOTARY PUBLIC
My Commission Expires: 3/3/12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12




20100315000074810 1/2 \$144.00
Shelby Cnty Judge of Probate, AL
03/15/2010 01:56:25 PM FILED/CERT

Shelby County, AL 03/15/2010

State of Alabama

Deed Tax : \$130.00

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Commencing at a railroad iron found at the SW corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, thence N 0°15'41" E a distance of 1973.44 feet to a capped rebar found, said point being the point of beginning of the parcel herein described; thence continue N 0°15'41" E for a distance of 646.37 to a found iron; thence S 88°46'55" E a distance of 2580.88 feet to the western right of way of Hughes Road, said point being a capped rebar found; thence S 05°10'48" E and along the westerly right of way of Hughes Road (60' ROW) a distance of 35.51 feet to a capped rebar set ; thence following the curvature thereof an arc distance of 69.56 feet and along the westerly right of way of Hughes Road (60' ROW) to a capped rebar set (said arc having a chord bearing of S 03°07'32" E, a clockwise direction, a chord distance of 69.55 feet and a radius of 970.00 feet); thence S 01°04'16" E and along the westerly right of way of Hughes Road (60' ROW) a distance of 366.68 feet to a capped rebar set ; thence following the curvature thereof an arc distance of 163.58 feet and along the westerly right of way of Hughes Road (60' ROW) to a capped rebar set (said arc having a chord bearing of S 05°37'16" E, a counterclockwise direction, a chord distance of 163.41 feet and a radius of 1030.00 feet); thence leaving said right of way, N 88°49'17" W a distance of 634.04 feet to a capped rebar set; thence S 0°09'16" E a distance of 122.53 feet to a capped rebar found; thence N 89°09'17" W for a distance of 659.87 feet to an iron pin found; thence N 2°41'33"W for a distance of 111.55 feet; thence N 88°49'17" W for a distance of 1314.83 feet to an iron pin found, said point being the point of BEGINNING of the parcel herein described, Containing 40.0 acres, more or less and being situated in Shelby County, Alabama.



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