

20110523000153460 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/23/2011 03:49:37 PM FILED/CERT

Send Tax Notice To:
Keisha Duncan
328 Union Station Way
Calera, Alabama 35040

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 ONE HUNDRED EIGHTEEN THOUSAND and NO/100 DOLLARS (\$118,000.00) 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 **KEISHA DUNCAN** (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 33, ACCORDING TO THE SURVEY OF UNION STATION, PHASE 1, AS RECORDED IN MAP BOOK 41, PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

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

All of the above consideration was derived from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2011 and subsequent years;
2. Subject to Declaration of Protective Covenants for Union Station as recorded in Instrument No. 20090916000353980;
3. Articles of Incorporation of Union Station Homeowners Association, Inc. by instrument recorded in Instrument # 20100126000024700;
4. Restrictions, limitations, conditions, easements, set-back lines, rights of way, minimum floor elevations and other provisions as set out in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama;
5. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision as set out in Inst. No. 2008 0829000346770 in the Probate Office of

- Shelby County, Alabama;
6. 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; and
 7. Any and all matters of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns.

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 May, 2011.

**MAVERICK ENTERPRISES, LLC,
an Alabama limited liability company**

By: _____

Kenneth Carter

Its: 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 CARTER, whose name as Member of MAVERICK ENTERPRISES, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his 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 20th day of May, 2011.

NOTARY PUBLIC

My commission expires: 5-11-2013


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