



Send Tax Notice to:  
Edwards Specialties, Inc.  
Post Office Box 2084  
Huntsville, AL 35804

This Instrument prepared by:  
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King, Drummond & Dabbs, P.C.  
100 Centerview Drive, Suite 180  
Birmingham, Alabama 35216

STATE OF ALABAMA        )  
  
COUNTY OF JEFFERSON )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Four Thousand Nine Hundred Twenty and No/100 Dollars (\$274,920.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, JOSEPH & WILLIAMS DEVELOPMENT, LLC ("Grantor"), an Alabama limited liability company, does hereby grant, bargain, sell and convey unto EDWARDS SPECIALTIES, INC, an Alabama corporation ("Grantee"), its successors and assigns, the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

The consideration set forth above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And said Grantor does for itself, and for the successors and assigns of Grantor, covenant with said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and the successors and assigns of Grantor shall, warrant and defend the same to the said Grantee, and the successors and assigns forever of Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal by and through its duly authorized members this 15th day of April, 2004.

**"GRANTOR:"**

JOSEPH & WILLIAMS DEVELOPMENT,  
LLC, an Alabama limited liability company

By: Leo E. Joseph, Jr. [SEAL]  
LEO E. JOSEPH, JR., Its Member

By: Eddie J. Williams [SEAL]  
EDDIE J. WILLIAMS, Its Member



**EXHIBIT A**

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00 degrees 03 minutes 51 seconds East along the West line of said quarter-quarter section, a distance of 1,291.38 feet to a Northwest corner of the quarter-quarter section; thence North 00 degrees 00 minutes 04 seconds West, a distance of 51.52 feet to a point on the Southeasterly right of way line of Shelby County Highway 13; thence North 55 degrees 32 minutes 11 seconds East along said right of way, a distance of 61.17 feet; thence South 00 degrees 11 minutes 33 seconds West and leaving said right of way, a distance of 85.81 feet; thence South 78 degrees 17 minutes 34 seconds East, a distance of 958.76 feet; thence North 89 degrees 40 minutes 23 seconds East, a distance of 150.00 feet to a point on the approximate centerline of Hurricane Creek; thence South 38 degrees 04 minutes 11 seconds West along said centerline, a distance of 138.31 feet; thence South 57 degrees 49 minutes 54 seconds West along said centerline, a distance of 159.33 feet; thence South 79 degrees 18 minutes 21 seconds West along said centerline, a distance of 207.94 feet; thence South 17 degrees 35 minutes 31 seconds West along said centerline, a distance of 127.17 feet; thence South 44 degrees 09 minutes 15 seconds East along said centerline, a distance of 55.52 feet; thence South 60 degrees 38 minutes 17 seconds East along said centerline, a distance of 114.28 feet; thence South 48 degrees 02 minutes 25 seconds East along said centerline, a distance of 256.75 feet; thence South 42 degrees 42 minutes 28 seconds West along said centerline, a distance of 135.55 feet; thence South 33 degrees 58 minutes 47 seconds West along said centerline, a distance of 84.69 feet; thence South 20 degrees 09 minutes 25 seconds West along said centerline, a distance of 76.48 feet; thence South 73 degrees 40 minutes 13 seconds West along said centerline, a distance of 39.32 feet; thence North 29 degrees 49 minutes 51 seconds West along said centerline, a distance of 32.22 feet; thence North 45 degrees 27 minutes 07 seconds West along said centerline, a distance of 48.25 feet; thence North 58 degrees 49 minutes 42 seconds West along said centerline, a distance of 28.59 feet; thence South 68 degrees 36 minutes 27 seconds West along said centerline, a distance of 13.91 feet; thence South 28 degrees 13 minutes 46 seconds West along said centerline, a distance of 51.54 feet; thence South 32 degrees 50 minutes 49 seconds West along said centerline, a distance of 73.91 feet; thence South 46 degrees 41 minutes 35 seconds West along said centerline, a distance of 98.16 feet; thence South 53 degrees 46 minutes 57 seconds West along said centerline, a distance of 104.45 feet; thence South 49 degrees 25 minutes 40 seconds West along said centerline, a distance of 50.88 feet; thence South 32 degrees 38 minutes 55 seconds West along said centerline, a distance of 29.54 feet to the intersection of said centerline and the South line of said quarter-quarter section; thence South 89 degrees 49 minutes 55 seconds West along the South line of said quarter-quarter section, a distance of 440.74 feet to the POINT OF BEGINNING. Containing 997,891 square feet or 22.91 acres, more or less, as reflected on survey by R. C. Farmer & Associates, Inc. dated May 29, 2003.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2004 and subsequent years, a lien but not yet due and payable.
2. Mineral and mining rights not owned by Grantors.
3. Riparian rights to Hurricane Creek.
4. Title to that portion of subject property lying within any street, roads or highways.