

STATE OF ALABAMA            )  
   :  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **KENNETH R. CARTER, a married man and WILLIAM A. MCNEELY, III, a married man**, for and in consideration of the sum of **ONE MILLION EIGHT HUNDRED EIGHTY FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$1,885,400.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to them by **EDWARDS SPECIALTIES, INC., an Alabama corporation**, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said **EDWARDS SPECIALTIES, INC., an Alabama corporation**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Two parcels of land situated in Sections 18, 19, and 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 01 degrees 12 minutes 28 seconds West along the East line of said Section for 325.93 feet to a point on the South right of way of County Road 16, said point also being the point of beginning; thence South 01 degrees 12 minutes 18 seconds West for 993.80 feet; thence South 01 degrees 15 minutes 47 seconds West for 264.04 feet; thence South 49 degrees 10 minutes 23 seconds East for 185.02 feet; thence South 52 degrees 34 minutes 10 seconds East for 108.79 feet; thence South 57 degrees 48 minutes 50 seconds East for 56.02 feet; thence South 61 degrees 54 minutes 57 seconds East for 86.19 feet; thence South 60 degrees 49 minutes 04 seconds East for 263.71 feet; thence South 01 degrees 37 minutes 27 seconds West for 666.65 feet; thence South 89 degrees 42 minutes 23 seconds West for 583.98 feet; thence South 01 degrees 05 minutes 07 seconds West for 480.00 feet; thence South 01 degrees 13 minutes 05 seconds West for 230.01 feet; thence South 01 degrees 18 minutes 03 seconds West for 1210.55 feet; thence North 89 degrees 53 minutes 00 seconds West for 1958.47 feet; thence North 89 degrees 45 minutes 46 seconds West for 131.69 feet; thence North 16 degrees 49 minutes 41 seconds East for 21.66 feet; thence North 73 degrees 47 minutes 13 seconds East for 82.72 feet; thence North 31 degrees 23 minutes 29 seconds East for 61.59 feet; thence South 84 degrees 34 minutes 54 seconds East for 91.11 feet; thence North 71 degrees 26 minutes 13 seconds East for 65.63 feet; thence North 03 degrees 02 minutes 51 seconds East for 21.82 feet; thence North 34 degrees 17 minutes 16 seconds West for 494.25 feet; thence North 73 degrees 17 minutes 16 seconds West for 1956.45 feet; thence North 01 degrees 13 minutes 04 seconds East for 950.99 feet; thence North 01 degrees 13 minutes 27 seconds East for 1410.45 feet; thence South 86 degrees 43 minutes 04 seconds East for 1328.86 feet; thence North 01 degrees 17 minutes 13 seconds East for 1327.71 feet; thence South 86 degrees 37 minutes 19 seconds East for 263.91 feet; thence South 86 degrees 38 minutes 53 seconds East for 1065.66 feet; thence South 01 degrees 07 minutes 16 seconds West for 659.86 feet; thence South 86 degrees 23 minutes 23 seconds East for 497.24 feet; thence South 01 degrees 09 minutes 34 seconds West for 660.78 feet; thence South 86 degrees 48 minutes 00 seconds East for 500.00 feet; thence North 01 degrees 15 minutes 39 seconds East for 1259.79 feet; thence South 48 degrees 28 minutes 03 seconds East on the chord of a curve to the left with a radius of 2265.00 feet and a delta angle of 10 degrees 51 minutes 36 seconds for a distance of 428.67 feet to the point of beginning.

SUBJECT to rights of way and easements of record.

LESS AND EXCEPT A PARCEL OF LAND SITUATED in the SE 1/4 of the SE 1/4 Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of Section 19, Township 22 South, Range 2 West said point also being the Point of Beginning; Thence North 89 degrees 53 minutes 01 seconds West along the south line of said Section for 200.00 feet; Thence North 45 degrees 42 minutes 31 seconds East for 285.75 feet to a point on the East line of said Section. Thence South 01 degrees 18 minutes 03 seconds West along east line of said Section for 200.00 feet to the Point of Beginning (Containing 0.46 acres).

PARCEL II:

Commence at the SE corner of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 86 degrees 36 minutes 58 seconds West along the South line of said Section for 1152.06 feet to the point of beginning; thence North 86 degrees 34 minutes 19 seconds West for 174.93 feet; thence North 01 degrees 06 minutes 34 seconds East for 1655.36 feet; thence South 35 degrees 10 minutes 46 seconds East on the chord of a curve to the right with a radius of 1060.00 feet and a delta angle of 16 degrees 00 minutes 54 seconds for 295.32 feet; thence South 01 degrees 06 minutes 34 seconds West for a distance of 1424.40 feet to the point of beginning.



SUBJECT TO rights of way and easements of record.

CONTAINING IN THE AGGREGATE 342.80 ACRES MORE OR LESS.

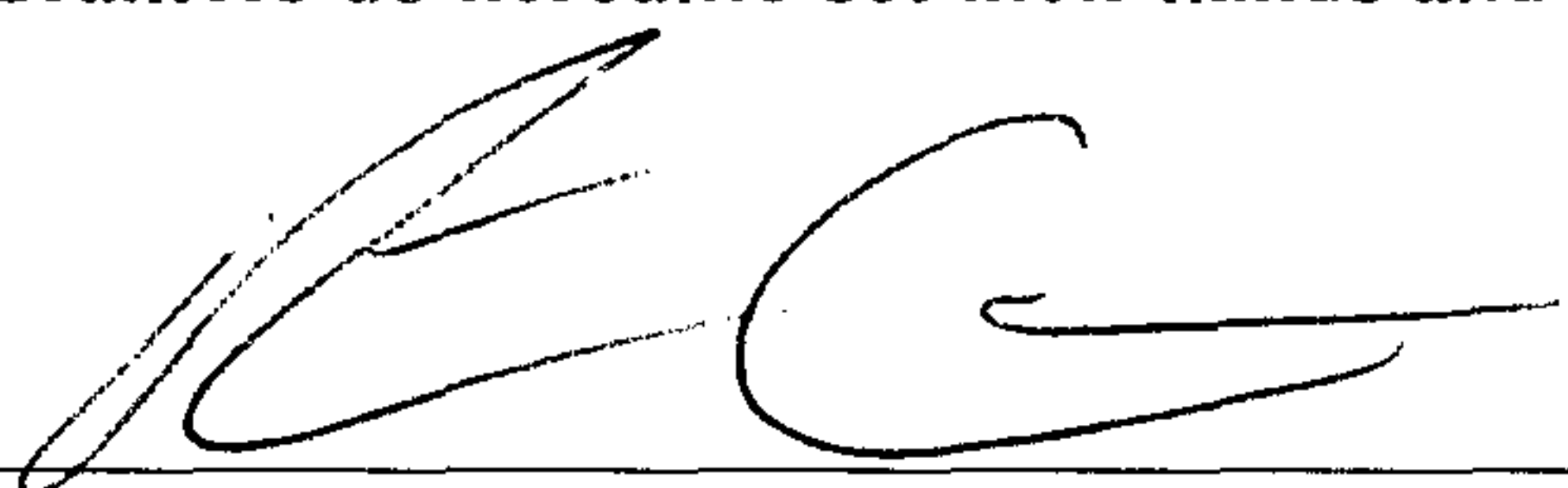
The property herein conveyed comprises no part of the homestead of the undersigned Grantors and their spouses.

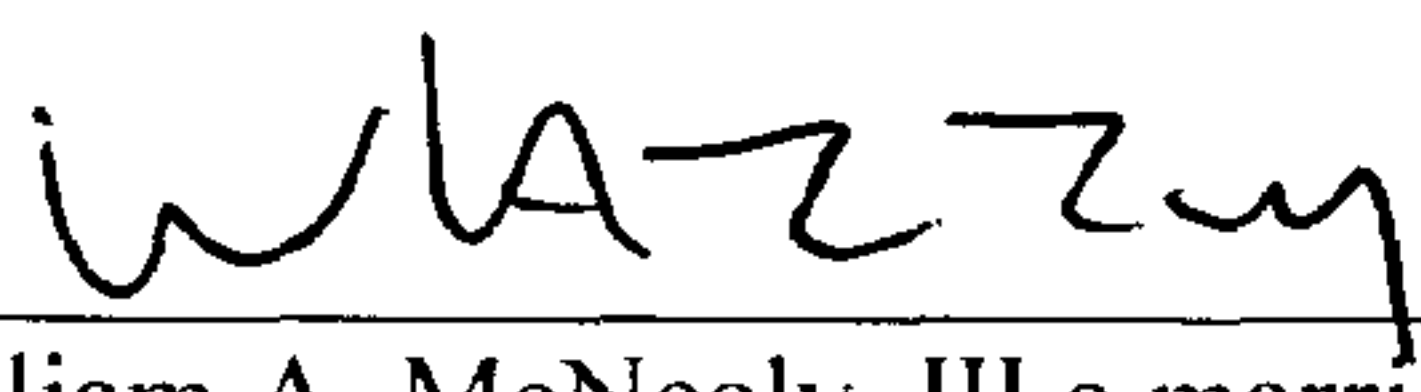
**The consideration set forth was paid from the proceeds of a mortgage loan closed simultaneously herewith in favor of North Alabama Bank in the original principal amount of \$1,883,640.00.**

TO HAVE AND TO HOLD, the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **EDWARDS SPECIALTIES, INC., an Alabama corporation**, and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantors, for themselves, their heirs, executors and administrators, do hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **EDWARDS SPECIALTIES, INC., an Alabama corporation**, from and against themselves and all persons claiming or holding under them, the said Grantors, and also against the lawful claims, title or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that they have a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2004, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned Grantors do hereunto set their hands and seals on this the 6<sup>th</sup> day of October, 2004.

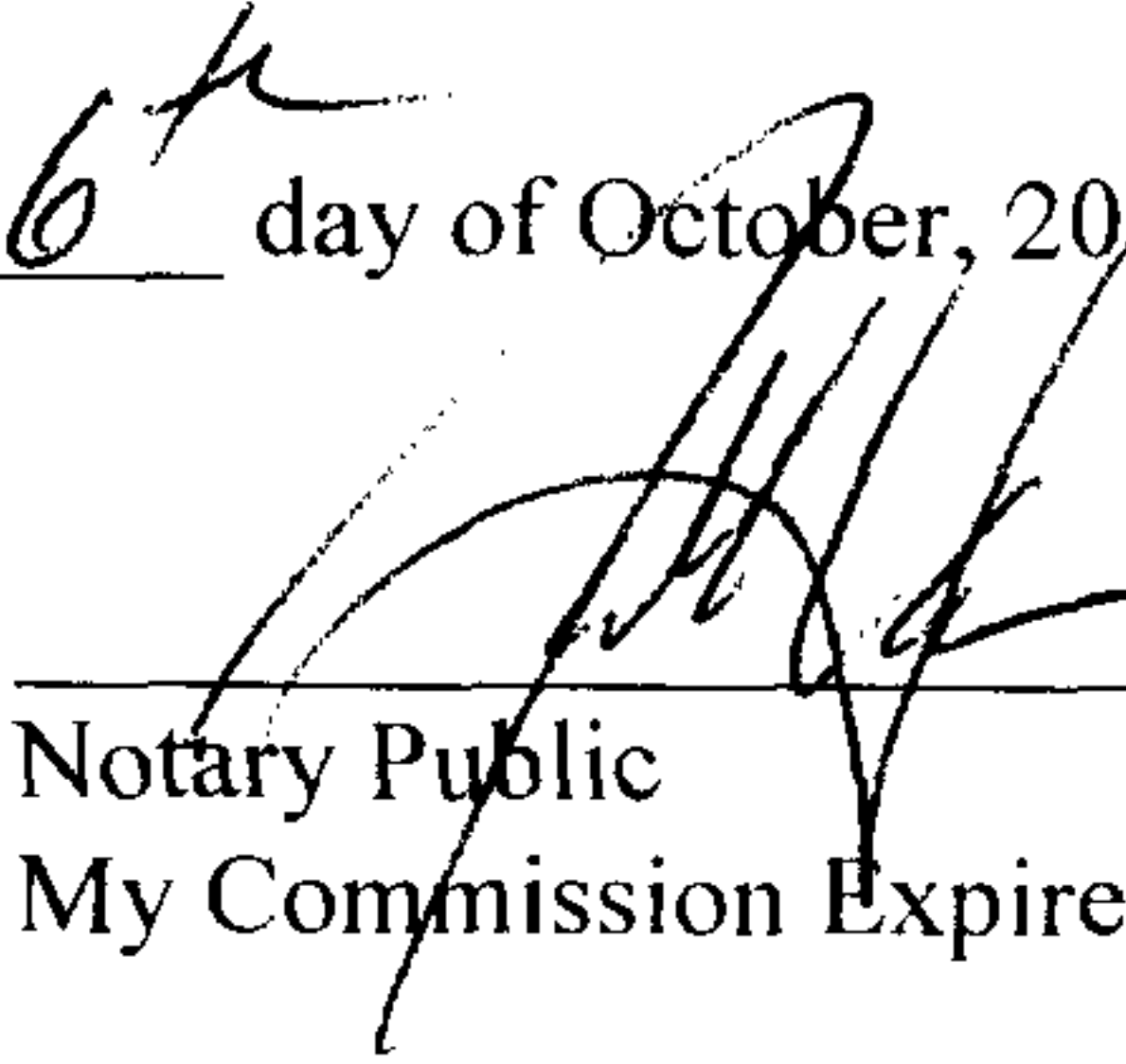
  
\_\_\_\_\_(SEAL)  
Kenneth R. Carter, a married man

  
\_\_\_\_\_(SEAL)  
William A. McNeely, III a married man

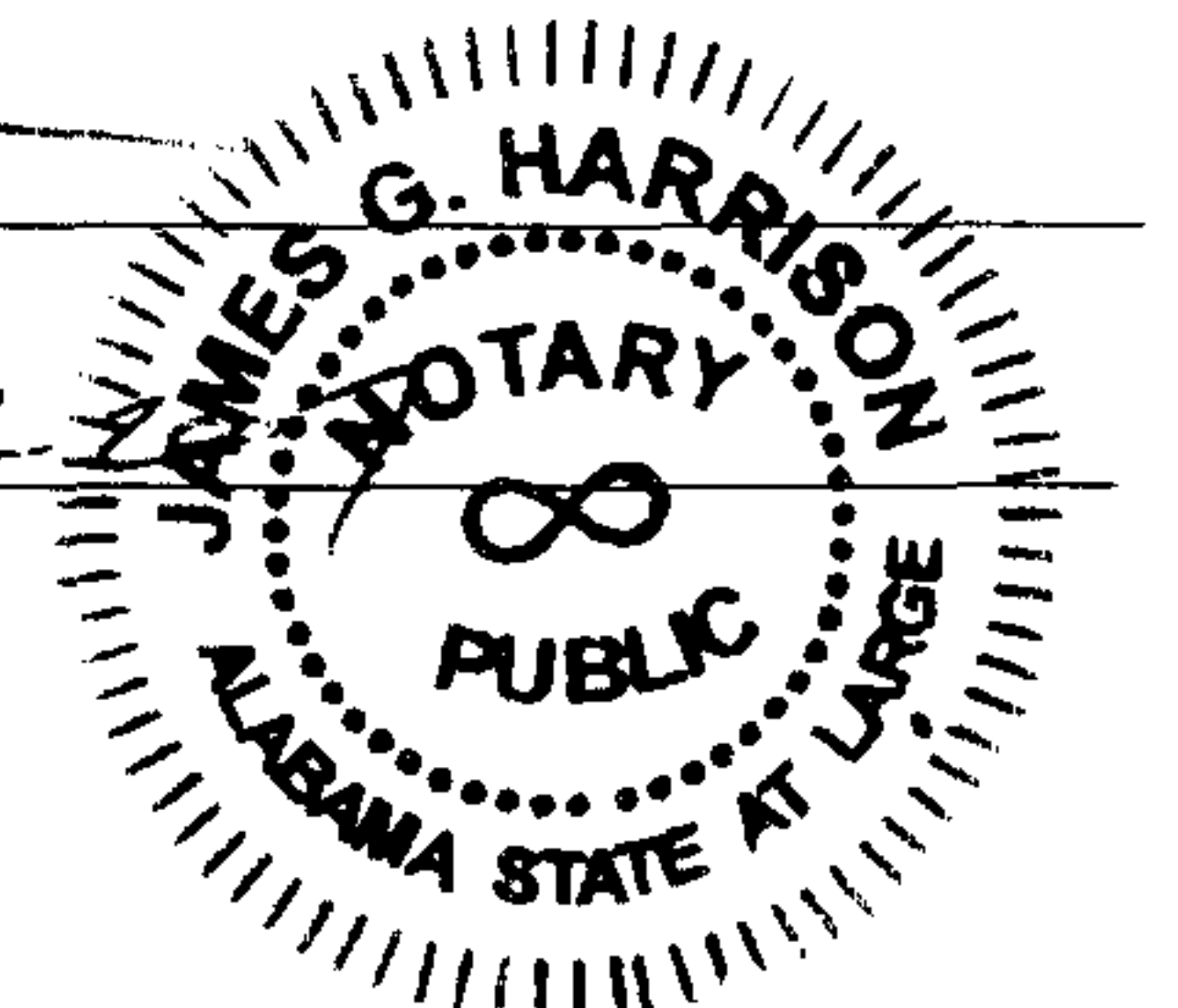
STATE OF ALABAMA       )  
                                      :  
COUNTY OF MADISON    )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **KENNETH R. CARTER, a married man and WILLIAM A. McNEELY, III, a married man**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6<sup>th</sup> day of October, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7-14-2008



This instrument was prepared by:  
JAMES G. HARRISON  
Stephens, Millirons, Harrison & Gammons, P.C.  
2430 L & N Drive, Huntsville, Alabama 35801