

RETURN TO:
JOHN W. MONROE, JR.
EMMANUEL, SHEPPARD & CONDON
30 S. SPRING STREET
PENSACOLA, FL 32502

Ac458-168387



20050815000418580 1/1 \$101.00
Shelby Cnty Judge of Probate, AL
08/15/2005 12:15:25PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CEDAR LANE, LLC, an Alabama limited liability company**, for and in consideration of the sum of **EIGHTY NINE THOUSAND SEVEN HUNDRED (\$89,700.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **EDWARDS SPECIALTIES, INC., an Alabama corporation**, the receipt of which is hereby acknowledged, does 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:

Lots 7, 8 and 23, according to the map of Cedar Meadows, also a Resurvey of Lot 6, Block 1 of Mountain View Estates as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate in Shelby County, Alabama, as the same is recorded in Map Book 34, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

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, Grantor, for itself, its successors and assigns, does 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**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has 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, 2005, and subsequent years; and further excepting any easements, rights of way or restrictions pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, **CEDAR LANE, LLC, an Alabama limited liability company** has caused this instrument to be executed by its Manager on this the 31 day of May, 2005.

CEDAR LANE, LLC, an Alabama limited liability company

By: 
Kenneth Carter, Its Manager


Shelby County, AL 08/15/2005
State of Alabama

Deed Tax: \$90.00

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **KENNETH CARTER**, whose name as Manager of **CEDAR LANE, 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, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 31st day of May, 2005.


Notary Public
My Commission Expires: 01/06/09

This Instrument Prepared By:
JAMES G. HARRISON
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
2430 L & N DRIVE, HUNTSVILLE, ALABAMA 35801

DEED ONLY - NO OPINION RENDERED

