20050818000425440 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/18/2005 10:03:02AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CHARLIE SANDERS, a married man,** for and in consideration of the sum of **FIVE HUNDRED EIGHTY TWO THOUSAND SEVEN HUNDRED TWENTY AND NO/100 ($582,720.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to him 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:

A parcel of land lying in part of the Northwest Quarter of the Northwest Quarter of Section 20, the Northeast Quarter of the Northeast Quarter of Section 19, and part of the East half of Section 18, all in Township 22 South, Range 2 West, being more particularly described as follows:

Begin at the Southeast corner of Section 18, Township 22 South, Range 2 West and run North along the East line thereof for a distance of 1320.98 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section; thence turn an interior angle to the right 180 degrees 02 minutes 37 seconds and run in a Northerly direction for a distance of 500.01 feet; thence turn an interior angle to the right 89 degrees 10 minutes 47 seconds and run in a Westerly direction for a distance of 698.17 feet; thence turn an interior angle to the right 239 degrees 33 minutes 31 seconds and run in a Northwesterly direction for a distance of 517.86 feet; thence turn an interior angle to the right 30 degrees 05 minutes 43 seconds and run in a Southerly direction for a distance of 1228.44 feet to the Northeastern-most right of way of Shelby County Road #16 (80' R.O.W.); thence turn an interior angle to the right 155 degrees 46 minutes 19 seconds and run in a Southeasterly direction along said right of way for a distance of 378.00 feet to the point of commencement of a curve turning to the left, said curve having a radius of 2251.86 feet, a central angle 37 degrees 59 minutes 40 seconds, a chord distance of 1466.06 feet, and an interior angle to chord of 155 degrees 25 minutes 24 seconds; thence run along the arc of said curve and along said right of way for a distance of 1493.28 feet; thence leaving said right of way turn an interior angle from chord 41 degrees 40 minutes 49 seconds and run in a Northerly direction for a distance of 367.96 feet to a point on the North line of Section 20, Township 22 South, Range 2 West; thence turn an interior angle to the right 91 degrees 38 minutes 20 seconds and run in a Westerly direction along the North line of said Section for a distance of 229.73 feet to the Northwest corner of said Section 20, said point also being the POINT OF BEGINNING. Said parcel contains 1,586,509 square feet or 36.42 acres more or less.

The Property herein conveyed comprises no part of the homestead of the undersigned Grantor and his spouse.

The consideration set forth above was paid from the proceeds of a mortgage loan closed simultaneously herewith in the amount of $582,720.00.

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, Grantor, for himself, his heirs, executors and administrators does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises from and against himself, and all persons claiming or holding under him, the said Grantor, unto the said **EDWARDS SPECIALTIES, INC., an Alabama corporation,** and its successors and assigns, and also against the lawful claims or demands of all persons whomsoever, covenanting that he is seized in fee thereof; that he 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 restrictions, rights-of-way and easements, pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned has executed these presents on this the 16th day of August, 2005.

Charlie Sanders (SEAL)
Charlie Sanders, 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, **CHARLIE SANDERS, a married man,** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of August, 2005.

Notary Public
My Commission Expires: 7-14-2007

JAMES G. HARRISON NOTARY PUBLIC ALABAMA STATE AT LARGE

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

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