20050825000438710 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/25/2005 02:11:01PM FILED/CERT

**STATE OF ALABAMA** )
:
**COUNTY OF SHELBY** )

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **BARBARA W. EVANS AND REUBEN A. EVANS, AS TRUSTEES OF THE REUBEN A. AND BARBARA W. EVANS TRUST DATED SEPTEMBER 9, 1999,** for and in consideration of the sum of **ONE HUNDRED FIFTY THREE THOUSAND THREE HUNDRED TWENTY SIX AND 25/100 ($153,326.25) DOLLARS,** and other good and valuable consideration, this day in hand paid to them by **EDWARDS SPECIALTIES, INC.,** the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said **EDWARDS SPECIALTIES, INC.,** the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The consideration set forth above was paid by the Grantee. in connection with a mortgage loan from Bancorpsouth Bank closed simultaneously herewith.

**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.,** and unto its successors and assigns forever.

**AND THE UNDERSIGNED,** Grantors, for themselves, their heirs, successors and/or assigns, 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.,** its successors and assigns, from and against themselves, and all persons claiming or holding under them, the said Grantors, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that they have 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, 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 Grantors do hereunto set their hands and seals on this the 3rd day of ~~July~~ August, 2005.

THE REUBEN A. AND BARBARA W. EVANS
TRUST DATED September 9, 1999

By: Barbara W. Evans (SEAL)
Barbara W. Evans, Trustee

By: Reuben A. Evans (SEAL)
Reuben A. Evans, Trustee

**STATE OF IDAHO** )
:
**COUNTY OF** Valley )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **BARBARA W. EVANS AND REUBEN A. EVANS, whose names as Trustees of THE REUBEN A. AND BARBARA W. EVANS TRUST DATED SEPTEMBER 9, 1999** 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 as such Trustees and with full authority executed the same voluntarily on the day the same bears date for and as the act of said Trusts.

Given under my hand and seal this the 3rd day of ~~July~~ August, 2005.

JESSIE C. SOMERTON NOTARY PUBLIC STATE OF IDAHO

Jessie C. Somerton
Notary Public
My Commission Expires: 11-18-06

This Instrument Prepared By: James G. Harrison; Stephens, Millirons, Harrison & Gammons, P.C., 2430 L & N Drive, Huntsville, AL 35804

EXHIBIT "A"

Begin at the northeast corner of Section 5, Township **24** North, Range 13 east, Shelby County, Alabama. Thence in a westerly direction along the north boundary of said section 312 feet to the point of beginning; thence turn 91 degrees and 35 minutes to the left in a southerly direction 985.27 feet to the intersection with the center line of an old road; thence turn 68 degrees and 57 minutes to the right in a southwesterly direction along said centerline 901.50 feet to the point of beginning of the arc of a curve, tangent to said straight line, turning to the left, having a central angle of 61 degrees and 34 minutes and radius of 170.97 feet and having a chord 175.00 feet in length; thence southwesterly along said arc, which is along said center line 183.71 feet to the intersection with the center line of right-of-way of southern railroad; thence turn 66 degrees and 46 minutes to the right from said chord in a northwesterly direction along said center line of southern railroad right-of-way 138.00 feet, more or less, to intersection with the center line of a branch; thence northeasterly and thence northerly along said center line of a branch 1787.00 feet, more or less to intersection with said north boundary of Section 5; thence in an easterly direction along said north boundary 409.00 feet, more or less, to the point of beginning.

**SAID PROPERTY IS ALSO DESCRIBED AS FOLLOWS:**

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 5 Township 24 North, Range 13 East being more particularly described as follows:

Commence at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 5, Township 24 North, Range 13 East and run in on Easterly direction along the North line of said Quarter Quarter section for a distance of 686.65 feet to the POINT OF BEGINNING of the property herein described, said point also being located at the centerline of a branch; thence continue along said North line of said Quarter Quarter section for a distance of 400.22 feet; thence turn on interior angle to the Left 91 degrees 48 minutes 06 seconds on run in a southerly direction for a distance of 949.30 feet to the Northern-most right of way of Orange Wood Circle (40'R.O.W.); thence turn an interior angle to the left 111 degrees 58 minutes 46 seconds and run in a Southwesterly direction along said right of way for a distance of 596.66 feet; thence turn on interior angle to the left 178 degrees 22 minutes 01 seconds and run in a Southwesterly direction along said right of way for a distance of 312.05 feet; said point also being on a curve turning to the left, said curve having a radius of 190.97 feet, a central angle of 48 degrees 08 minutes 54 seconds, and a chord length of 155.80 feet; thence run in a Southwesterly direction along said right of way and along the arc of said curve for a distance of 160.48 feet to a point on the Northern-most right of way line of the Southern Railroad (100'R.O.W.); thence turn an interior chord angle to the left of 121 degrees 35 minutes 56 seconds and run in a Northwesterly direction along said Southern Railroad right of way for a distance of 103.00 feet to the intersection of a branch; thence turn an interior angle to the left of 32 degrees 18 minutes 14 seconds and run in a Northeasterly direction along the centerline of said branch for a distance of 67.17 feet; thence turn an exterior angle to the right of 226 degrees 57 minutes 21 seconds and run in a Northerly direction along said centerline for a distance of 284.81 feet; thence turn on interior angle to the left 137 degrees 59 minutes 42 seconds and run in a Northeasterly direction along said centerline for a distance of 183.81 feet; thence turn an interior angle to the left 273 degrees 16 minutes 38 seconds and run in a Northwesterly direction along said centerline for a distance of 163.37 feet; thence turn an interior angle to the left 93 degrees 27 minutes 58 seconds and run in a Northeasterly direction along said centerline for a distance of 147.21 feet; thence turn an interior angle to the left 260 degrees 10 minutes 15 seconds and run in a Northwesterly direction along said centerline for a distance of 204.45 feet; thence turn an interior angle to the left 153 degrees 43 minutes 09 seconds and run in a Northerly direction along said centerline for a distance of 256.54 feet; thence turn an interior angle to the left 101 degrees 49 minutes 46 seconds and run a Northeasterly direction along said centerline for a distance of 120.76 feet; thence turn an interior angle to the left 229 degrees 27 minutes 18 seconds and run in a Northeasterly direction along said centerline for a distance of 264.14 feet; thence turn an interior angle to the left 204 degrees 36 minutes 21 seconds and run in a Northerly direction along said centerline for a distance of 131.65 feet to the POINT OF BEGINNING. Said parcel contains 748,000 square feet or 17.17 acres more or less.

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