20051024000550130 1/1 $12.00
Shelby Cnty Judge of Probate, AL
10/24/2005 08:29:32AM FILED/CERT

STATE OF ALABAMA )
:
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **EDWARDS SPECIALTIES, INC., an Alabama corporation,** for and in consideration of the sum of **FIFTY THOUSAND THREE HUNDRED FIFTY AND NO/100 ($50,350.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to it by **CRESCENT CITY HOMES, INC., An Alabama corporation,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **CRESCENT CITY HOMES, INC.,** the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the map of survey of OAK BROOK SUBDIVISION, as recorded in Map Book 35, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

**The consideration set forth above was paid from the proceeds of a mortgage loan closed simultaneously herewith in the amount of $** 280,800.00 **.**

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 **CRESCENT CITY HOMES, 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 **CRESCENT CITY HOMES, 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, **EDWARDS SPECIALTIES, INC., an Alabama corporation,** has caused this instrument to be executed by its President on this the 5th day of October, 2005.

EDWARDS SPECIALTIES, INC.

By:_____
Alden R. Edwards, Its President

STATE OF ALABAMA )
:
MADISON COUNTY )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **ALDEN R. EDWARDS**, whose name as President of **EDWARDS SPECIALTIES, INC.**, an Alabama corporation, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 5th day of October, 2005.

Janice L. Jones
Notary Public
My Commission Expires: 4-19-2008

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