20051114000593740 1/1 $12.00
Shelby Cnty Judge of Probate,AL
11/14/2005 12:55:44PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **EDWARDS SPECIALTIES, INC.**, a corporation, for and in consideration of the sum of **TWO MILLION NINE HUNDRED EIGHTY THOUSAND FOUR HUNDRED THIRTY-EIGHT AND 56/100 ($2,980,438.56) DOLLARS,** and other good and valuable consideration, this day in hand paid to it by **CLARK-EDWARDS, L.L.C., an Alabama limited liability company,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **CLARK-EDWARDS, L.L.C., an Alabama limited liability company,** the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 145 through 159, inclusive; Lots 162 through 174, inclusive; Lot 178, Lot 179, Lot 182 and Lot 193, all according to the map or plat of survey of the Amended Map of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 – 32, Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26, as said Amended Map is recorded in Document No. 20051026000557920 and Map Book 36, Page 5-A and Page 5-B, in the Office of the Judge of Probate of Shelby County, Alabama. **AND,**

Lots 17 through 70, inclusive; Lots 72 through 102, inclusive; Lots 105 through 144, inclusive, all according to the map or plat of survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document No. 20051027000561200 and Map Book 36, Page 6-A and Page 6-B, 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 favor of Compass Bank in the original principal amount of $6,209,247.00.

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 **CLARK-EDWARDS, L.L.C., an Alabama limited liability company,** 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 **CLARK-EDWARDS, L.L.C., an Alabama limited liability company.**, 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, 2006, 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, EDWARDS SPECIALTIES, INC., has caused this instrument to be executed by ALDEN R. EDWARDS, its President for and as the act of said corporation on this the 7th day of November, 2005.

EDWARDS SPECIALTIES, INC.

By:_____
Its President

STATE OF ALABAMA)
:
COUNTY OF MADISON)

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., a 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 7th day of November, 2005.

_____
Notary Public
My Commission Expires: 7-14-2007

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