Purchase Price - $1,683.00

20051214000647310 1/2 $1683.00
Shelby Cnty Judge of Probate,AL
12/14/2005 03:11:05PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that EDWARDS SPECIALTIES, LLC, an Alabama Corporation, the grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lots 1 through 39, inclusive, Lots 84, 85, 86, 87, 88, 90 through 98, inclusive and Lot 112, Hidden Forest, according to the plat thereof, as recorded in Map Book 35, Page 117, Document No. 20050913000473700, in the Office of the Judge of Probate of Shelby County, Alabama.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the office of the Judge of Probate of Shelby County, Alabama; and

FURTHER EXCEPTING THEREFROM any restrictions, reservations, setbacks and easement, if any, as shown on the plat recorded in Map Book 35, Page 117, Document Number 20050913000473700 recorded in the office of the Judge of Probate of Shelby County, Alabama; and

FURTHER EXCEPTING THEREFROM restrictions, recorded on November 2, 2005, Right of way easement recorded in Document Number 20040623000343040, and Easement to Bellsouth recorded in Document No. 20051014000536930, and Right of Way to Alabama Power Co. recorded in Book 235, Page 318, and Book 236, page 825, recorded in the office of the Judge of Probate of Shelby County, Alabama; and

It is the express interest of the grantor herein to convey ownership of all oil, gas and other minerals interest in, on and/or under said property an all rights in connection therewith which have not been previously granted to or reserved by others.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it

20051214000647310 2/2 $1683.00
Shelby Cnty Judge of Probate,AL
12/14/2005 03:11:05PM FILED/CERT

does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 4th day of November, 2005.

EDWARDS SPECIALTIES, INC. an
Alabama Corporation

By:_____
Alden R. Edwards, President

Shelby County, AL 12/14/2005
State of Alabama

Deed Tax:$1669.00

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned notary public, in and for said State and County, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and notarial seal on this the 7th day of November, 2005.

Notary Public

Printed Name: Janice T. Jones

My Commission Expires: 4-19-2008

Mailing Address of grantor:

2653 Salem Rd.
Montevallo, AL 35115

Mailing Address of grantee:

25469 Hwy. 59
Loxley, Alabama 36551

This instrument Prepared By
and Return To:

John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32501
A0458-109174 rfk
AH/Wach