

STATE OF ALABAMA)
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COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, GARY S. ANGLIN, a married man, for and in consideration of the sum of ONE MILLION ONE HUNDRED NINETY THOUSAND AND NO/100 (\$1,190,000.00) 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 situated in the Southwest quarter of the Southeast quarter of Section 30, Township 21 South, Range 2 West and a portion of Lot 3, Hannah Gwin Subdivision, as recorded in Map Book 30, Page 47 in the Probate Office of Shelby County, Alabama, all being more particularly described as follows:

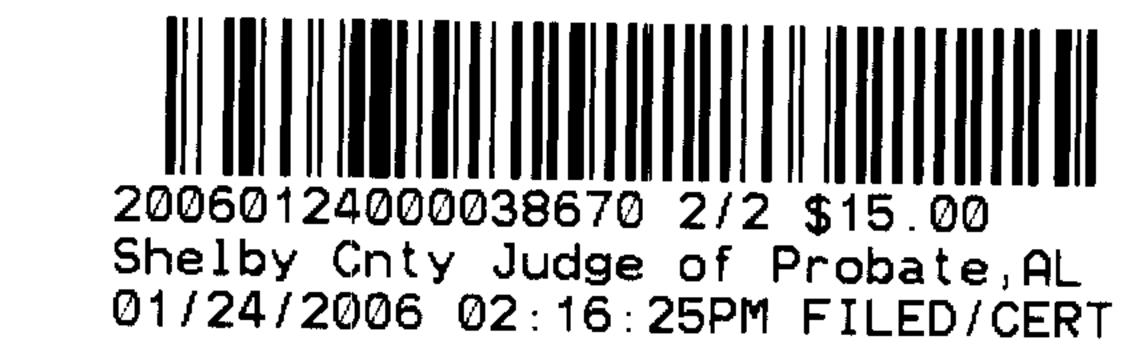
Begin at the Northeast corner of the said Southwest Quarter of the Southeast Quarter and run westerly along the north line of said quarter-quarter line for a distance of 1332.02 feet to the Northwest corner of said quarter-quarter line; thence deflect left 92 degrees 40 minutes 03 seconds and run southerly along the west line of said quarter-quarter line for a distance of 666.44 feet; thence deflect left 87 degrees 15 minutes 32 seconds and run easterly for a distance of 130.06 feet; thence deflect right 86 degrees 54 minutes 15 seconds and run southerly for a distance of 160.60 feet; thence deflect left 87 degrees 11 minutes 32 seconds and run easterly for a distance of 525.33 feet to the Northwest corner of said Lot 3; thence deflect right 86 degrees 58 minutes 53 seconds and run southerly along the west line of said Lot 3 for a distance of 294.73 feet; thence deflect left 90 degrees 00 minutes 00 seconds and run easterly for a distance of 186.98 feet; thence deflect right 94 degrees 47 minutes 18 seconds and run in a Southwesterly direction for a distance of 83.27 feet to a point on curve turning to the right, said curve having a radius of 270.00 feet and a central angle of 22 degrees 38 minutes 32 seconds; thence run in a Southwesterly direction along the arc of said curve for a distance of 106.70 feet; thence along a line tangent to said curve 41.52 feet to a point on a curve turning to the left, said curve having a radius of 330.00 feet and a central angle of 15 degrees 54 minutes 16 seconds; thence run in a Southwesterly direction along the arc of said curve for a distance of 91.60 feet to a point on the Northern-most right of way line of Highway 12 (80' ROW); thence deflect left 94 degrees 24 minutes 48 seconds from the tangent of said curve and run in a Southeasterly direction along said right of way line for a distance of 60.22 feet to a point on a non-tangent curve turning to the right, said curve having a radius of 270.00 feet, a central angle of 14 degrees 55 minutes 16 seconds, a deflection angle left of 84 degrees 36 minutes 12 seconds to the tangent and a tangent distance of 35.36 feet; thence leaving said right of way line run in a Northeasterly direction along the arc of said curve for a distance of 70.31 feet; thence run along a line tangent to said curve 41.52 feet to a point on a curve turning to the left, said curve having a radius of 330.00 feet and a central angle of 22 degrees 38 minutes 32 seconds; thence run in a Northeasterly direction along the arc of said curve for a distance of 130.41 feet; thence along a line tangent to said curve 88.29 feet; thence deflect right 85 degrees 12 minutes 42 seconds and run in an Easterly direction for a distance of 176.32 feet to a point on the east line of said Lot 3; thence deflect left 90 degrees 13 minutes 11 seconds and run northerly along the east line of said Lot 3 for a distance of 272.46 feet; thence deflect right 93 degrees 14 minutes 18 seconds and run easterly for a distance of 261.62 feet to a point on the east line of said quarter-quarter section; thence deflect left 93 degrees 04 minutes 40 seconds and run northerly along the east line of said quarter-quarter section for a distance of 823.08 feet to the Point of Beginning. Said parcel contains 1,220,117 square feet or 28.01 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 \$3,300,000.00.

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, 2006, 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 day of January, 2006.

> (SEAL) Gary S. Anglin, 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, GARY S. ANGLIN, 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 $\frac{19}{12}$ day of January, 2006.

My Commission Expires: 419-2008

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