

20060316000121960 1/2 \$182.00  
Shelby Cnty Judge of Probate, AL  
03/16/2006 08:36:16AM FILED/CERT

This instrument was prepared by:  
✓ Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Shelby County, AL 03/16/2006  
State of Alabama  
Deed Tax: \$168.00

Send Tax Notice to:  
Edwards Specialties, Inc  
P.O. Box 2735  
Huntsville AL 35804

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY-EIGHT THOUSAND DOLLARS and NO/100 (\$168,000.00)**, and other good and valuable considerations and pursuant to order issued by the Probate Court of Shelby County, Alabama, dated 25 Jan 2006, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN R. MATTHEWS, as Personal Representative of the Estate of Thomas Heflin Walton, deceased Probate Case No. PR-2005-000033, in the Probate Office of Shelby County, Alabama**, grant, bargain, sell and convey unto **Edwards Specialties, Inc.**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPOATED HEREIN BY REFERENCE.

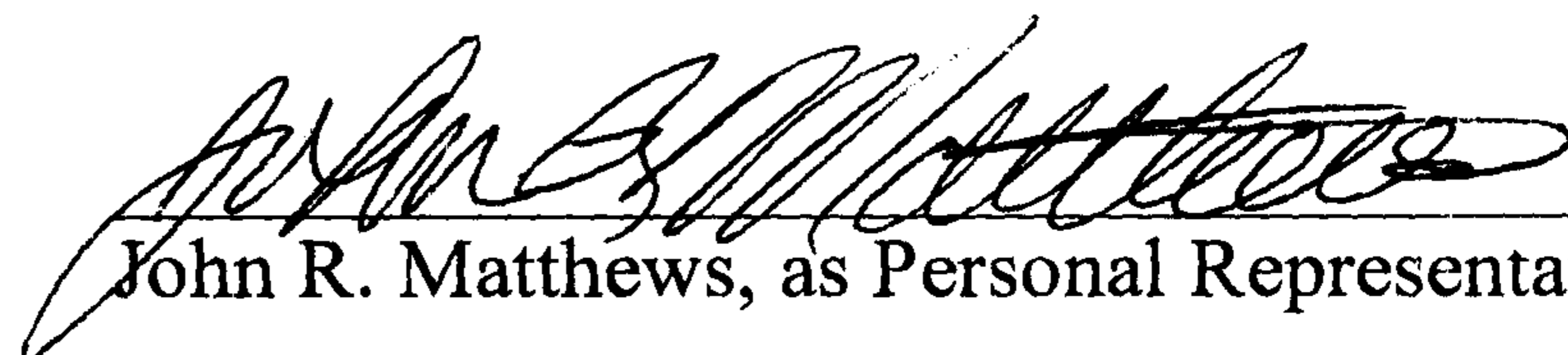
Subject to taxes for 2006 and subsequent years, restrictions, easements and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of March, 2006.

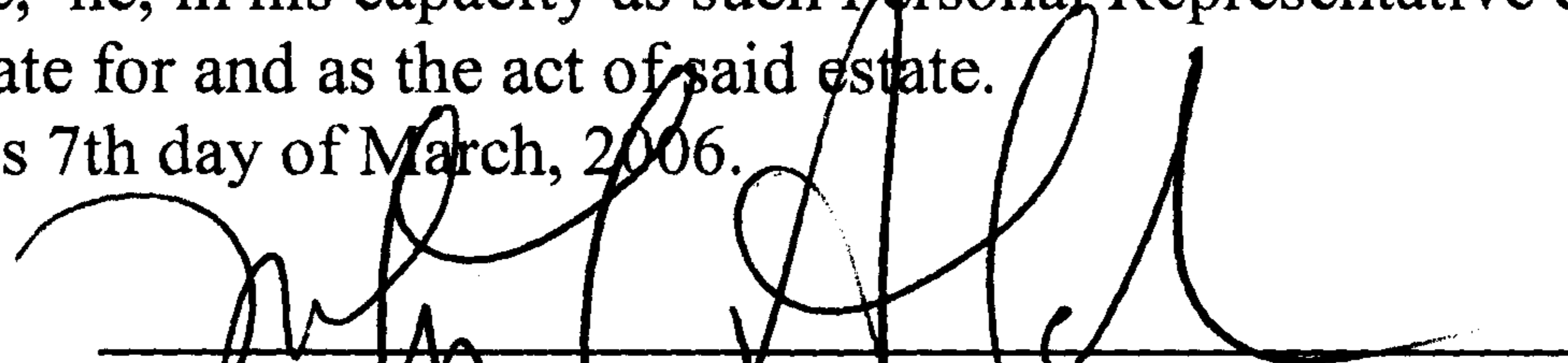
THE ESTATE OF THOMAS HEFLIN WALTON  
Deceased, Probate Case No. PR-2005-000033

  
John R. Matthews, as Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John R. Matthews, whose name as Personal Representative of the Estate of Thomas Heflin Walton, deceased, 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, in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date for and as the act of said estate.


Given under my hand and official seal this 7th day of March, 2006.

  
Notary Public

My Commission Expires: 10-16-08



EXHIBIT "A"  
LEGAL DESCRIPTION

  
20060316000121960 2/2 \$182.00  
Shelby Cnty Judge of Probate, AL  
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PARCEL 1:

Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet to the point of beginning; thence continue along last described course for a distance of 500.38 feet; thence turn an interior angle to the left of 92 degrees 04 minutes 48 seconds and run in a Northerly direction for a distance of 1115.62 feet; thence turn an interior angle to the left of 109 degrees 15 minutes 47 seconds and run in a Northeasterly direction for a distance of 496.48 feet to a point on the Southwesternmost right of way of County Road 16, said point also a point on a curve to the left, said curve having a radius of 2265.00 feet, a central angle of 01 degrees 18 minutes 10 seconds, an interior chord angle to the left of 114 degrees 11 minutes 38 seconds and a chord length of 51.50 feet; thence run along the arc of said curve and said right of way for a distance of 51.50 feet; thence leaving said curve and said right of way turn an interior angle from chord to the left of 136 degrees 21 minutes 31 seconds and run in a Southerly direction for a distance of 1260.20 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet; thence turn an interior angle to the left of 91 degrees 53 minutes 44 seconds and run in a Northerly direction for a distance of 430.11 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 39.87 feet to the point of beginning; thence turn an interior angle to the right of 179 degrees 21 minutes 51 seconds and run in a Westerly direction for a distance of 150.00 feet; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 149.86 feet; thence turn an interior angle to the left of 90 degrees 01 minutes 49 seconds and run in an Easterly direction for a distance of 150.23 feet; thence turn an interior angle to the left of 89 degrees 52 minutes 54 seconds and run in a Southerly direction for a distance of 149.94 feet to the point of beginning.

Together with a 40-foot easement for the purpose of construction, operation, and maintenance of an access road, water line, electrical and telemetering cable. The easement being 40 feet wide and lying West of and adjacent to the East line of the easement, described as follows:

Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet; thence turn an interior angle to the left of 91 degrees 53 minutes 44 seconds and run in a Northerly direction for a distance of 430.11 feet to the point of beginning of a 40-foot easement; thence continue along the last described course for a distance of 830.09 feet to the Southwesternmost right of way of County Road 16 to the end of said easement.