20060412000171210 1/2 $782.00
Shelby Cnty Judge of Probate,AL
04/12/2006 03:23:02PM FILED/CERT

Shelby County, AL 04/12/2006
State of Alabama

Deed Tax:$768.00

14
768

STATE OF ALABAMA

COUNTY OF SHELBY

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that EDWARDS SPECIALTIES, INC. 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 74, inclusive, Stoney Meadows Phase 1, according to the map of plat as recorded in Map Book 36, Page 107, together with the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision Phase 1, as recorded March 23, 2006 as Document No. 20060323000138000, in the Office of the Judge of Probate of Shelby County, Alabama.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being $3,071,000.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of $2,303,250.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

FURTHER EXCEPTING THEREFROM any restrictions, reservations, setbacks and easement, if any, as shown on the plat recorded in Map Book 36, Page 107, recorded in the office of the Judge of Probate of Shelby County, Alabama; and

FURTHER EXCEPTING THEREFROM Easement granted to Alabama Power Company recorded in Instrument No. 20060201000052500, 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

20060412000171210 2/2 $782.00
Shelby Cnty Judge of Probate,AL
04/12/2006 03:23:02PM 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 30th day of March, 2006.

EDWARDS SPECIALTIES, INC., an Alabama Corporation

_____

Witness

BY:_____

Alden R. Edwards, President

_____

Witness

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned notary public, in and for said State and County, hereby certify that Alden R. Edwards, 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, in ~~its~~ his capacity as such president on the day the same bears date.

Given under my hand and notarial seal on this the 30th day of March, 2006.

Notary Public
Printed Name Janice T. Jones
My Commission Expires: 4-19-2008

Mailing Address of grantor:
P.O. Box 2084
Huntsville, AL 35804

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
A0458-112086 rfk
AH/FH