14.00
838.00

Sales price is $2,484,000.00

20070117000024840 1/2 $852.00
Shelby Cnty Judge of Probate,AL
01/17/2007 12:22:08PM FILED/CERT

Shelby County, AL 01/17/2007
State of Alabama

Deed Tax:$838.00

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:

Lot 13 through 22, 90 through 98, 152 through 171, 197 through 212, 237 through 253, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Page 12 A & B, as recorded 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 $2,484,000.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of $1,646,250.00, 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 37, Page 122 A & B, 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 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.

20070117000024840 2/2 $852.00
Shelby Cnty Judge of Probate,AL
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IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 11th day of January, 2007.

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~~ this capacity as such president on the day the same bears date.

Given under my hand and notarial seal on this the 10th day of January, 2007.

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

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

Mailing Address of grantee:
26050 Equity Dr. Ste A
Daphne, Alabama 36526

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32501
A0458-114864 rfk
AH/Indymac