

20070402000147840 1/2 \$320.50
Shelby Cnty Judge of Probate,AL
04/02/2007 02:31:39PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

Shelby County, AL 04/02/2007
State of Alabama
Deed Tax:\$306.50

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CLARK-EDWARDS, L.L.C., an Alabama limited liability company**, for and in consideration of the sum of **\$306,072.17**, and other good and valuable consideration, this day in hand paid to it by **EDWARDS SPECIALTIES, INC., an Alabama corporation**, the receipt of which is hereby acknowledged, and the further consideration of the assumption of the hereinafter described mortgage, 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:

Lots 145, 146, 156, 157, 158, 159, 162, 163, 165, 166, 168, 169, 172, 173, 178, 179 and 193, all according to the map or plat of survey of the Amended Map of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 – 32, Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26, as said Amended Map is recorded in Document No. 20051026000557920 and Map Book 36, Page 5-A and Page 5-B, in the Office of the Judge of Probate of Shelby County, Alabama.
AND,

Lots 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 139, 140, 141, 143, and 144, all according to the map or plat of survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Document No. 20051027000561200 and Map Book 36, Page 6-A and Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.

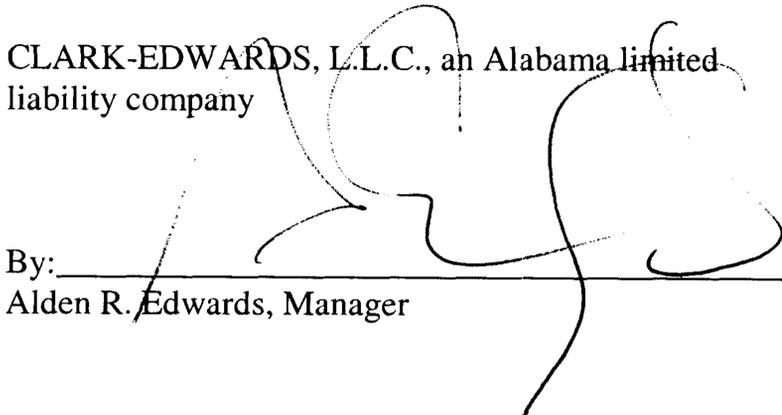
The consideration set forth above is the assumption by the Grantee herein of the mortgage in favor of Compass Bank dated November 7, 2005 and recorded November 14, 2005, as Instrument no. 20051114000593750, in the Probate office of Shelby County, Alabama.

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; subject, however, to a mortgage to COMPASS BANK dated November 7, 2005 and recorded November 14, 2005, as Instrument No. 20051114000593750, in the Probate Office of Shelby County, Alabama, and which mortgage the said **EDWARDS SPECIALTIES, INC.** assumes and agrees to pay.

AND THE UNDERSIGNED, Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **EDWARDS SPECIALTIES, INC., an Alabama corporation**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it 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, 2007, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama, and the above described mortgage.

IN WITNESS WHEREOF, **CLARK-EDWARDS, L.L.C., an Alabama limited liability company**, has caused this instrument to be executed by **ALDEN R. EDWARDS**, its Manager for and as the act of said limited liability company on this the 27th day of March, 2007..

CLARK-EDWARDS, L.L.C., an Alabama limited liability company

By: 
Alden R. Edwards, Manager

STATE OF ALABAMA)
:
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **ALDEN R. EDWARDS**, whose name as Manager of **CLARK-EDWARDS, L.L.C., an Alabama limited liability company**, 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 as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 27th day of March, 2007.



Notary Public
My Commission Expires: 7-14-2007



This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons, P.C.
2430 L & N Drive
Huntsville, AL 35801


20070402000147840 2/2 \$320.50
Shelby Cnty Judge of Probate, AL
04/02/2007 02:31:39PM FILED/CERT