20070413000171950 1/1 $12.00
Shelby Cnty Judge of Probate,AL
04/13/2007 10:44:13AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **EDWARDS SPECIALTIES, INC., an Alabama corporation,** for and in consideration of the sum of **SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100 ($61,500.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to it by **WOODWAY PROPERTIES, LLC,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **WOODWAY PROPERTIES, LLC,** following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 14, according to the map or plat of Maple Ridge Subdivision, recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

A portion of the consideration set forth above was paid from the proceeds of that certain mortgage loan closed simultaneously herewith in the amount of $290,000.00.

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 **WOODWAY PROPERTIES, LLC,** and unto its successors and assigns forever. Said property being subject, however, to the following:

1. Ad valorem taxes due October 1, 2007, and subsequent years, not yet due or payable.
2. Such state of facts, including but not limited to easements, building set back lines, rights of way and limitation as to use, as shown on subdivision plat for Maple Ridge Subdivision as recorded in Map Book 37, Page 87, in the Probate Records of Shelby County, Alabama.
3. All valid and enforcement easements, covenants, conditions and restrictions of record, including but not limited to that certain Declaration of Covenants, Conditions and Restrictions for Maple Ridge recorded as Instrument No. 20070327000136870, in the Probate Records of Shelby County, Alabama.
4. Grant of Land Easement and Restrictive Covenants in favor of Alabama Power Company as set out in Instrument No. 20060414000174000, Probate Records of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Neither Grantor nor any agent makes any representations or warranties regarding the condition of the Property except to the extent expressly and specifically set forth herein. Grantee has the obligation to determine, either personally or through or with a representative of Grantee's choosing, any and all conditions of the Property material to Grantee's decision to buy the Property, including without limitation, subsurface conditions, including the presence or absence of sinkhole, mining activity, wells or buried tanks and other objects, soils conditions, utility and sewer availability and condition. Grantee accepts the Property in its present "AS IS" condition.

IN WITNESS WHEREOF, **EDWARDS SPECIALTIES, INC., an Alabama corporation,** has caused this instrument to be executed by its President on this the **30TH** day of March, 2007.

EDWARDS SPECIALTIES, INC.

By:_____
Alden R. Edwards, Its President

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **ALDEN R. EDWARDS,** whose name as 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 the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the **30TH** day of March, 2007.

OFFICIAL SEAL
F. WAYNE KEITH
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
My Comm. Expires 12-8-2009

Notary Public
My Commission Expires: **12/08/2009**

This Instrument Prepared By: JAMES G. HARRISON; STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., 2430 L & N DRIVE, HUNTSVILLE, ALABAMA 35801
DEED ONLY – NO OPINION RENDERED AS TO STATUS OF TITLE

F. Wayne Keith