MORTGAGE COVERS PURCHASE PRICE. DOCUMENTS ARE BEING RECORDED SIMULTANEOUSY

20070417000176730 1/1 $12.00
Shelby Cnty Judge of Probate, AL
04/17/2007 09:55:09AM 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 **TWO HUNDRED FORTY SIX THOUSAND AND NO/100 ($246,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to it by **ARTHUR HOWARD HOMES,INC., an Alabama corporation,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **ARTHUR HOWARD HOMES, INC., an Alabama corporation,** following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 6, 17, 18 and 24, 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 those certain mortgage loans closed simultaneously herewith with Aliant Bank.

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 **ARTHUR HOWARD HOMES, INC., an Alabama corporation,** and unto its successors and assigns forever.

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 **ARTHUR HOWARD HOMES, 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 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.

IN WITNESS WHEREOF, **EDWARDS SPECIALTIES, INC., an Alabama corporation,** has caused this instrument to be executed by its President on this the 29th 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 29th day of March, 2007.

Notary Public
My Commission Expires: 3-7-2010

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