

STATE OF ALABAMA

488

COUNTY OF SHELBY

TRUSTEE'S DEED

THIS INDENTURE made the 22nd day of December, 1982,
between ANDRE TOFFEL, as Trustee in bankruptcy of the estate of
RAY EUGENE BENSON and LOLA MAE BENSON, debtors, Party of the First Part, and
CENTRAL BANK OF THE SOUTH, Party of the Second Part:

W I T N E S S E T H:

WHEREAS, the Party of the First Part did petition the Court to sell
the hereinafter-described property free and clear of liens, copy of
which said petition is attached hereto and made a part hereof; and,

WHEREAS, pursuant thereto, a hearing was held on said petition and
an Order was issued on the 22nd day of December, authorizing the sale of
the subject property free and clear of liens, with the exception of

1. Ad valorem taxes
2. First mortgage of record to Jefferson Federal Savings & Loan
Association
3. Second mortgage of record to Central Bank of the South (formerly
Central Bank of Birmingham) See Attached Exhibit "A".

a copy of which said Order is attached hereto and made a part hereof.

NOW, THEREFORE, for and in consideration of the sum of Five Hundred
and no/100 (\$500.00) Dollars, lawful money of the United States, paid by
the Party of the Second Part, the undersigned Party of the First Part,
by virtue of the power and authority given in and by said Order of the
United States Bankruptcy Court for the Northern District of Alabama,
Southern Division, Case No. 82-03500 does hereby grant, convey and
release unto the Party of the Second Part, its successors and assigns
forever, the following described real property located in Shelby County,
Alabama, free and clear of all liens except those recited herein, to-wit:

1. Ad valorem taxes
2. First mortgage of record to Jefferson Federal Savings & Loan
Association
3. Second mortgage of record to Central Bank of the South (formerly
Central Bank of Birmingham) See Attached

FILED

DEC 22 1982

Together with the appurtenances and also all the estate which the said RAY EUGENE BENSON and LOLA MAE BENSON, debtors, had at the time of the filing of the petition in bankruptcy by them in said United States Bankruptcy Court for the Northern District of Alabama, Southern Division, in said premises, and also the estate therein which the Party of the First Part has or has power to convey or dispose of, as Trustee in bankruptcy of said RAY EUGENE BENSON and LOLA MAE BENSON, debtors.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.

Andre Toffel (SEAL)
ANDRE TOFFEL, as and only as
Trustee in bankruptcy of RAY EUGENE
BENSON and LOLA MAE BENSON, debtors,
and not individually

In the presence of:

[Signature]

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that ANDRE TOFFEL, whose name as Trustee in the Bankrupt Estate of RAY EUGENE BENSON and LOLA MAE BENSON, 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, in his capacity as such Trustee, executed same voluntarily on the day same bears date.

1972 Given under my hand and official seal this 22 day of December,

[Signature]
Notary Public

APPROVED:

[Signature]
BANKRUPTCY JUDGE

BOOK 344 PAGE 637

PARCEL I

North half of South half of Southwest quarter of Northeast quarter, Section 9, Township 24, Range 15 East, less and except the North 105' of the West 420'.

PARCEL II

From the Southwest corner of the SW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, run East along the South boundary line of said SW 1/4 of the NE 1/4 a distance of 339.9 feet to the point of beginning of herein described parcel of land; thence continue East along afore mentioned course 264.0 feet; thence turn 88° 01' left and run 330.72 feet; thence turn 92° 03' left and run 264.0 feet; thence turn 87° 57' left and run 330.41 feet to the point of beginning of herein described parcel of land containing two acres, according to survey of Sam W. Hickey and John W. Coolsby, Registered Land Surveyors.

Also, That certain existing roadway which runs in an easterly direction from the easterly right of way line of the Columbiana-Shelby Highway, being Shelby County Highway No. 47 to the residence of Ray E. Benson and Lola Mae Benson and being located in the west 389.9 feet of the South 330 feet of the SW 1/4 of NE 1/4 of Section 9, Township 24, Range 15 East, Shelby County, Alabama. Recorded in Deed Vol. 305, page 360.

PARCEL III

Commence at the SW corner of the SW 1/4 of NE 1/4 of Section 9, Township 24 North, Range 15 East; thence run East along the South boundary of said 1/4-1/4 section 653.9 feet to the point of beginning of the lot herein described. Thence continue along the South line of said 1/4-1/4 section 735.4 feet, more or less, to the SE corner of said 1/4-1/4 section; thence turn to the left and run in a northerly direction along the East line of said 1/4-1/4 section 331.5 feet to a point; thence turn 91° 35' to the left and run 732.7 feet to a point; thence turn to the left 88° 57' and run in a southerly direction 330.72 feet more or less, to the point of beginning of said lot herein described. Said lot being part of the SW 1/4 of NE 1/4, Section 9, Township 24 North, Range 15 East.

BOOK 344 PAGE 638

EXHIBIT "A"

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION

IN RE:

RAY EUGENE BENSON, LOLA MAE BENSON,
f/d/b/a Ray Benson Contractors, Inc.,
Debtors.

CASE NO. 82-03500

AP NO. 82-1403

ORDER CONFIRMING SALE BY THE TRUSTEE

The Trustee reporting that he has sold the hereinbelow described real estate to CENTRAL BANK OF THE SOUTH for the sum of \$500.00 cash, which has been paid, and requesting confirmation of the sale, and reporting that

1. The sale is free and clear of all liens and encumbrances, except ad valorem taxes.

2. The sale is made subject to the following mortgages of record:

Jefferson Federal Savings & Loan Association (first mortgage)

Central Bank of the South (formerly Central Bank of Birmingham)

(second mortgage)

And the matter having been regularly set for hearing and due and proper notice given to all scheduled creditors and attorneys of record, and no objecting being made or filed to the sale, and the Court being satisfied that the sale is in the best interest of creditors and should be confirmed,

It is accordingly ORDERED;

That the said sale to CENTRAL BANK OF THE SOUTH be and the same is confirmed and the Trustee is authorized to execute a good and sufficient Trustee's deed conveying to the purchaser the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The Trustee shall present the said executed deed for approval by the Court, before delivery, and shall file with the Court a copy of the closing statement, showing credits and charges and the net amount of the purchase price received in cash by the Trustee.

Dated this 22 day of December, 1982.


BANKRUPTCY JUDGE

FILED

DEC 22 1982

STEPHEN B. COLEMAN
BANKRUPTCY JUDGE

BOOK 344 PAGE 639

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EXHIBIT "A"

RECEIVED
SHELBY COUNTY
JAN 14 1983
12:47 PM

Deed Tax 80.00
Rec 7.50
Ind 1.00
88.50

Shelby County, Alabama
JAN 14 1983