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In Re The Estate of:)
)
RANDY EUGENE EDWARDS,)
Deceased.)

IN THE PROBATE COURT FOR
SHELBY COUNTY, ALABAMA
CASE NO. 26-76

ORDER CONFIRMING SALE OF REAL ESTATE
FOR PAYMENT OF DEBTS

This matter coming on to be heard this date, after Debbie Gay Edwards (Crocker), the Administratrix having made a Report of Sale of Real Estate to this Court on July 21, 1987, and as based upon her Petition for Sale of Lands heretofore filed with this Court, the Court, being satisfied that all statutory requirements have been fulfilled, it is hereby Ordered, Adjudged and Decreed as follows:

1. The Court hereby confirms the sale of the realty held within the Estate of the above named decedent, which is more particularly described in Exhibit "A", which is attached hereto and fully incorporated herewith, by general warranty deed, to Elmer C. Edwards for the sum of \$38,899.58, plus \$13.70 per diem, from July 21, 1987.

2. The Court, being satisfied that the aforesaid sale was fairly conducted, and that the land sold for an amount not greatly less than its real market value, as is evidenced by an appraisal, attached hereto as Exhibit "B", which was completed by the mortgagee, Central State Bank, on or about December 21, 1983, orders that said real estate shall be conveyed to the said Elmer C. Edwards, free and clear of any and all encumbrances, including the original claim filed in this case by Shelby Medical Center in the sum of \$29,425.63, as the Court is satisfied that the real market value of said land is sufficient only to satisfy the existing mortgage, and that the said estate is further insolvent.

3. Prior to the Administratrix' execution of a general warranty deed in favor of Elmer C. Edwards, the purchase money stated herein shall be fully paid to said Administratrix and said Administratrix shall immediately pay over such sums to the mortgagee, Central State Bank.

Done and Ordered this 31 day of July, 1987.

✓ Mitchell Spears
Attorney At Law
P. O. Box 91
Montevallo, Al. 35115


Probate Judge

Exhibit "A"

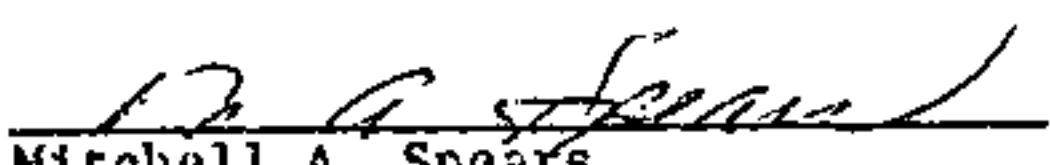
LEGAL NOTICE

ESTATE OF
RANDY EUGENE EDWARDS,
Deceased.

Notice is hereby given that Debbie Gay Edwards (Crocker), Administratrix of the above designated Estate, having filed an application for the sale of certain lands for the payment of debts of said Estate, and the Probate Court of Shelby County, Alabama having approved such application on the 4th day of June, 1987, said lands shall be sold at public outcry to the highest bidder for cash, after Court approval, upon the front steps of the Shelby County Courthouse, at 12:00 noon on the 21st day of July, 1987. The property to be sold is described as follows:

Beginning at the SW corner of Lot 12, Block 2, according to the plat or map of the Town of Wilton, Alabama, made by J. E. Dozeman, which map is recorded in the Probate office of Shelby County, Alabama, in Deed Book 14, page 239, and running in a northward direction along the E side of the Centreville and Montevallo Highway a distance of 55½ feet; thence in an easterly direction a distance of 145 feet; thence in a westerly direction a distance of 171 feet to the point of beginning. Said lot being a triangular lot, situated in Shelby County, Alabama.

The land lying SW and extending Southwesterly to the public road running SW of the following described line that is in the Town of Wilton, Shelby County, Alabama, to-wit: From a point of Lot 12, in Block 2 of the Birmingham Junction Survey, a map of which is recorded in Deed Book 14 page 239 in the Probate Office of Shelby County, Alabama seven (7) feet NE of the existing building located on the southern portion of said Lot 12 on the E side of and facing Highway 25, which point is also 83.30 feet NE of the Junction of Highway 25 and the County Road, which said junction is the SW corner of said Lot 12 and from said point run in a Southeasterly direction on a course through a point one foot E of the Easternmost point of the building on the SE portion of said Lot 12 and continue on said course 166.35 feet to the N side of the county road which said line was established by iron stakes placed by Alton Young, Registered Surveyor No. 1666 on or about February 2, 1963, and approved on the ground by the parties to an agreement dated February 13, 1963; being situated in Shelby County, Alabama.


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Attorney for Administratrix
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CENTRAL STATE BANK
CALERA, ALABAMA

Exhibit "B"

Real Estate Appraisal Certificate

Amount of Loan Principal \$ 48,000.00
Dated 12-21-83
Maturity 12-21-93
Installments per (Year or month) \$ 422.80

Name Randy Eugene Edwards : Debbie Gay Edwards
Address P.O. Box 279 - WILTON, ALABAMA 35187
Location of R.E. CITY OF WILTON, Shelby County, ALABAMA

Amount of all prior liens \$

If building
under construction:

How far advanced

Approximate completion date

Is there a bond of completion

Contract Price \$

Description

RESIDENCE: Type, structure, date erected, size of lot, No. floors, No. rooms, construction quality:

LAND CONTAINS 5,600 Sq. Ft. WITH 35.3 Ft. FRONTING Hwy 25N in WILTON. All
CITY UTILITIES. HAS 2 STORY HOUSE, APPROX 1,800 Sq. Ft. - SEVEN ROOMS, POOR
CONDITION - STORE BUILDING HAS APPROX 1,450 Sq. Ft. - NEARLY REMODELED - FAIR
CONDITION

Original cost or sale price \$

Last sale price (Year) \$

Average rent paid in area \$

Tax status

Type of neighborhood

Replacement value \$

Assessed value \$

Actual or potential rental value \$

Annual R. E. Taxes \$

ent use, condition, type of business district:

RECORDING FEES
Recording Fee \$ 7.50
Index Fee \$ 1.00
TOTAL \$ 8.50

Replacement value \$

Assessed value \$

Net rental earnings \$

Annual R. E. Taxes \$

Pasture acreage

Total acreage

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG -4 AM 9:11

Tax status

Annual R. E. Taxes \$

Land \$ 3,500.00

Buildings None - 1,500.00 - 24,000.00 34,500.00

Total \$ 35,000.00

Insurance

Appraisers Signature

Driving Directions to Property:

Mitchell Spears
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Montevallo, AL 35115