

4190

This instrument was prepared by:

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Pritchard, McCall & Jones
800 Financial Center
505 North 20th Street
Birmingham, Alabama 35203-2605

TRUSTEE IN BANKRUPTCY DEED
AND DEED OF CONVEYANCE BY NONBANKRUPT
HOLDER IN REAL ESTATE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, James G. Henderson, as the duly qualified and acting Trustee of the Bankruptcy Estate of Raymond R. Riha, Bankruptcy Case No. 88-5369, filed in the United States Bankruptcy Court, Northern District of Alabama, Southern Division, did offer the within described property for sale, and

WHEREAS, John P. Segars agreed to pay the sum of Two Hundred Fifty Five Thousand and 00/100 (\$255,000.00) Dollars for the purchase of the below described property, and

WHEREAS, this instrument is in accordance with the terms of and duly authorized by 11 U.S.C. Section 363, and 11 U.S.C. Section 102(1), and

WHEREAS, Veronica Riha is the owner of the other one-half interest in the below described and joins in this conveyance.

NOW, THEREFORE, by virtue of and in execution of the power granted to him by the Bankruptcy Code and of every other power and authority granted to him, hereto enabling, and in consideration of the sum of Two Hundred Fifty Five Thousand and 00/100 (\$255,000.00) Dollars to the Trustee and Veronica Riha paid by

John P. Segars

the receipt of whereof is hereby acknowledged, James G. Henderson as such Trustee and Veronica Riha, a single woman, do hereby grant, bargain, sell and convey, subject to ad valorem taxes owed, unto John P. Segars

all the right, title and interest which the bankrupt Debtor had on the date of the commencement of the proceedings in bankruptcy and all right, title and interest Veronica Riha owns in the following real estate more particularly described as follows:

See Attached Exhibit "A"

John P. Segars Air Central
1315 Western Valley Rd

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TO HAVE AND TO HOLD all the right, title and interest in to said property, unto the said John P. Segars

and to his heirs and assigns forever, subject to ad valorem taxes owed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 21st day of August, 1989.

WITNESS:

Anna L. Garlington

James G. Henderson

James G. Henderson, as
Trustee and only as Trustee
for the Bankrupt Estate of
Raymond R. Riha
BK# 88-5369

Veronica Riha
Veronica Riha

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James G. Henderson, whose name as trustee is signed to the foregoing Trustee in Bankruptcy Deed and Deed of Conveyance By Nonbankrupt Holder in Real Estate and who is known to me, acknowledged before me on this day that, being informed of the contents of said Trustee in Bankruptcy Deed and Deed of Conveyance By Nonbankrupt Holder in Real Estate, he, in his capacity as Trustee, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this the 22nd day of August, 1989.

James R. Massey
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

My Commission Expires April 23, 1991

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Veronica Riha, a single woman, whose name is signed to the foregoing Trustee in Bankruptcy Deed and Deed of Conveyance By Nonbankrupt Holder in Real Estate, and who is known to me, acknowledged before me on this day that,

being informed of the contents of said Trustee in Bankruptcy Deed and Deed of Conveyance By Nonbankrupt Holder in Real Estate, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of Aug., 1989.

D. H. Denny

Notary Public

ny comes up
4/23/92

EXHIBIT "A"

A parcel of land located in the NW 1/2 of Section 25, Township 20 South, Range 4 West and in the SE 1/2 of the NE 1/2 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama described more particularly as follows:

Commence at the Southwest corner of the NW 1/2 of said Section 25, thence run North along the West quarter section line a distance of 338.0 feet to the point of beginning, thence continue last course a distance of 174.9 feet, thence run S 87 degrees 08 minutes W a distance of 324.94 feet, thence run N 33 degrees 33 minutes W a distance of 51.62 feet, thence run N 66 degrees 04 minutes W a distance of 173.57 feet, thence run N 00 degrees 02 minutes W a distance of 200.62 feet to the Southerly right-of-way of Shelby County Highway #13, thence run N 75 degrees 44 minutes E along said right-of-way a distance of 126.40 feet to a point of curve to the left, thence continue with said right-of-way to a culvert (chord bearing N 57 degrees 51 minutes East, chord distance 926.51 feet) thence run S 47 degrees 31 minutes 22 seconds E a distance of 166.75 feet, thence run S 00 degrees 10 minutes 30 seconds W a distance of 700.0 feet, thence run S 87 degrees 36 minutes W a distance of 30 feet, thence run S 00 degrees 32 minutes 30 seconds W a distance of 162.0 feet, thence run S 87 degrees 36 minutes W a distance of 485.0 feet to the point of beginning.

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1. Deed Tax -----	\$	<u>255.00</u>
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	<u>10.00</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax Fee -----	\$	
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----		\$ <u>269.00</u>

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 89 OCT 23 PM 4:16
Thomas A. Swadlow, Jr.
 JUDGE OF PROBATE