

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:

BILLIE JUNE NATION,
deceased

CASE NO. PR-2020-000842

ORDER APPROVING SALE
OF REAL PROPERTY

20210512000235090
05/12/2021 10:30:36 AM
ORDER 1/2

This cause came before the Court on petition of the Personal Representative(s),
AMANDA NATION, for an order authorizing the sale of, decedent's real property located at:

1257 1ST AVENUE WEST ALABASTER, AL OR MORE PARTICULARLY DESCRIBED IN
EXHIBIT B ATTACHED HERETO:

The Court being satisfied that said property is being sold for an amount not disproportionate to its fair market value and to a party bearing no relation or common interest with Petitioner(s) herein, and all interested parties having consented or having received proper notice to such sale;

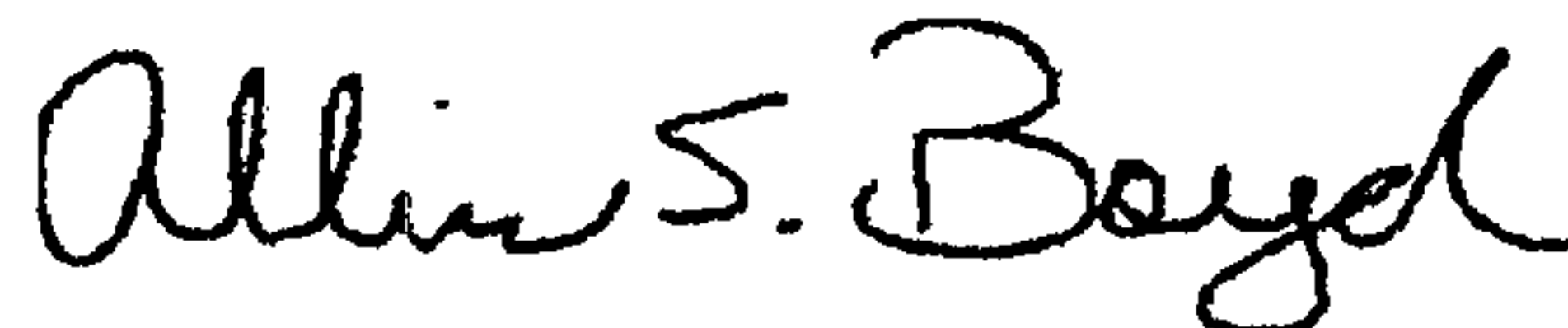
It is ORDERED that said petition be granted and the contract for sale as attached hereto as "Exhibit A" be approved. Petitioner(s) is/are authorized to execute any and all documents necessary for the execution and completion of said sale, provided, however, **that the proceeds from said sale be paid by the Purchaser and/or Closing Attorney to the Probate Court of Shelby County, Alabama.**

It is further ORDERED that any outstanding mortgage, lien or encumbrance against the property be satisfied at closing.

Petitioner is further ORDERED to report the completion of said sale within **thirty (30) days**.

Costs of court are hereby taxed against the estate of **BILLIE JUNE NATION**.

DONE and ORDERED this the 22nd day of April, 2021.



ALLISON S. BOYD
JUDGE OF PROBATE

cc: JOSEPH E. WALDEN ESQ.
OLD REPUBLIC SURETY COMPANY

I certify this to be a true and
correct copy Allison S. Boyd

Date 4-22-2021 Probate Judge
Shelby County

pages 19

Initial lm

EXHIBIT "A"

PARCEL I:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 20 South, Range 3 West, which corner is marked by an iron pipe; run then North 2 degrees, West 222 feet to the southern boundary of the Helena-Alabaster Road; thence run in Northwesterly direction along said road 935 feet; thence South 2 degrees, East 359 feet for point of beginning of lot herein described; run then in a Northeasterly direction to a point on said Helena-Alabaster road which measures 775 feet from the Eastern boundary of said Section; run thence in a Southeasterly direction along said road 100 feet; run thence in a Southwesterly direction and parallel with the West boundary of said lot to a point due East of a point of beginning; run thence West to the point of beginning; said point being also located as follows: Commence at the southeast corner of Section 34, Township 20, Range 3 West, which corner is marked by an iron pipe, run thence in a Westerly direction along the southern boundary of said section 730 feet, run then North 2 degrees Westerly 449.5 feet to a point, said point being 775 feet East from Eastern boundary on Helena- Alabaster Road as stated above.

LESS AND EXCEPT:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 34; thence run South 88 degrees, 47 minutes West a distance of 1010.0 feet; thence run North 02 degrees West a distance of 449.5 feet; thence run North 88 degrees, 47 minutes East a distance of 395.0 feet to the point of beginning; thence turn left 63 degrees, 15 minutes, 50 seconds a distance 137.16 feet; thence turn left 173 degrees, 47 minutes, 50 seconds a distance of 45.62 feet; thence turn left 09 degrees, 16 minutes, 33 seconds, a distance of 91.94 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 34; thence run South 88 degrees, 47 minutes West a distance of 1010.0 feet; thence run North 02 degrees West a distance of 449.5 feet; thence run North 88 degrees, 47 minutes East a distance 395.0 feet; thence turn left 63 degrees, 15 minutes, 50 seconds a distance of 137.16 feet to the point of beginning; thence continue last course a distance of 41.69 feet to the Southwesterly right of way of the Helena-Alabaster Highway, thence turn right 105 degrees, 57 minutes, 10 seconds along said right of way a distance of 4.57 feet; thence turn right 80 degrees 15 minutes, 00 seconds a distance of 40.67 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NUMBER: 13-8-34-4-002-013.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2021 10:30:36 AM
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Allen S. Bayl