

JAKE TEASLEY AS GUARDIAN OF  
 SHIRLEY FAY TEASLEY, a minor,  
 COMPLAINANT,  
 VS.  
 SHIRLEY FAY TEASLEY, a minor,  
 RESPONDENT.

BOOK 163 PAGE 235

NO. 92395  
 IN THE CIRCUIT COURT, TENTH  
 JUDICIAL CIRCUIT OF ALABAMA,  
 IN EQUITY.

DECREE AUTHORIZING A SALE

This cause coming on to be heard was submitted for Final Decree upon the Bill of Complaint, the answer of the Guardian ad Litem, the other pleadings and proof, and the testimony as noted, and the Court considering said cause, finds that the property involved is owned by Shirley Fay Teasley and that the offer to purchase same by A. J. Thompson and wife, Lillian Thompson for the sum of \$4850.00 is more than a reasonable value of the property as found by the evidence, and that Shirley Fay Teasley having no other funds or property with which to improve or protect her interest therein, it would be to her best interest that the property be sold and that the offer to purchase as made by A. J. Thompson and wife, Lillian Thompson as shown by the Contract attached to the Bill of Complaint should be accepted and the Guardian, Jake Teasley, be authorized, empowered and directed to accept said offer and consummate said sale in accordance with its terms and conditions, now therefore

It is ordered, adjudged and decreed that the offer of A. J. Thompson and wife, Lillian Thompson to purchase the property described in the Bill of Complaint, that is, to-wit:

Begin at the intersection of the North line of Section 8, Township 19, Range 1 West, with the west line of the Florida Short Route Highway No. 91, right of way; run thence in a northerly direction along the westerly line of said Florida Short Route Highway No. 91, right of way a distance of 80 feet; thence to the left proceed west in a straight line parallel with the northerly boundary line of said Section 8, a distance of 580.6 feet to the westerly boundary line of the southwest quarter of the southeast quarter of section 5, township 19, range 1 west; thence to the left proceed south along the westerly line of section 5 and section 8 as above described a distance of 500 feet; thence to the left proceed east in a straight line parallel with the northerly boundary line of said section 8 a distance of 508.2 feet to the westerly boundary line of the Florida Short Route Highway No. 91; thence to the left proceed in a northerly direction along the westerly boundary line of said Florida Short Route Highway right of way to the point of beginning. Said land forms a single tract situated partly in section 5 and partly in section 8, township 19, range 1 west, Shelby County, Alabama, subject to easement right granted to Alabama Power Company.

Including all buildings thereon, electric water pump, water tank and water system, 1 Butane Gas Tank and all Butane Gas therein. All Burglar Bars, electric lines and fixtures, all plumbing fixtures and water lines and all built in cabinets, and all growing timber on above property.

is a reasonable offer and Jake Teasley, as the Guardian of Shirley Fay Teasley, a minor is hereby authorized and directed to execute a Deed of Conveyance as Guardian for Shirley Fay Teasley and as agent of this Court, conveying her interest in and to the above described property to A. J. Thompson and wife, Lillian Thompson, upon the receipt by him as Guardian of the net balance of \$850.00, after deducting Attorney's fees, real estate commission, closing costs, pro-rations and Court costs in this proceeding, and also upon the execution and delivery to Jake Teasley as Guardian for Shirley Fay Teasley of a purchase money mortgage in the principal sum of \$4000.00 payable at the rate of \$30.00 monthly, each payment to include interest on the unpaid principal balance from month to month at 6% per annum, and payable on or before due date.

It is further ordered, adjudged and decreed that the real estate commission of \$485.00 to Wm. J. Thornton of Thornton Realty Company is a reasonable compensation for his services in procuring a purchaser in this sale and Jake Teasley, as Guardian is authorized to have said sum paid out of the \$850.00, cash to be received, and \$185.00 is a reasonable Attorney's fee to be paid for the prosecution of this suit and the said Jake Teasley as Guardian is hereby authorized to have paid out of said amount such other expenses as may be necessary in the furnishing an Abstract of Title brought to date, pro-ration of ad valorem taxes, the costs of this proceeding and such other costs as may be incidental to closing this sale.

It is further ordered, adjudged and decreed that a Guardian ad Litem fee of \$ is hereby fixed to be paid to the Guardian ad Litem in this cause, and is hereby taxed as a part of the costs.

It is further ordered, adjudged and decreed that the costs in this case are hereby taxed against the complainant for which let execution issue for the collection of same at the expiration of 60 days from the date hereof.

Done and ordered this 21<sup>st</sup> day of October, 1953.

J. Russell McElroy

Judge in Equity Sitting.

I, G. H. Boyd, as Register of the Circuit Court, Tenth Judicial Circuit of Alabama, do hereby certify that the foregoing is a true, correct and full copy of the instrument with set out as appears of record in said Court. Witness my hand and the seal of said Court, this the 21<sup>st</sup> day of October, 1953.

DECEES WILPHONIC A SVIE  
IN EQUITY  
JUDICIAL CIRCUIT OF ALABAMA  
IN THE CIRCUIT COURT  
REGISTER  
G. H. Boyd  
Register

Filed in the office of the Probate Judge on the \_\_\_\_\_ day of \_\_\_\_\_ 1953 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in \_\_\_\_\_ Book 163 Page 235-7 this 12 day of Nov 1953.  
Deed Tax \_\_\_\_\_ Mortgage Tax \_\_\_\_\_  
L.C. Walker, Judge of Probate