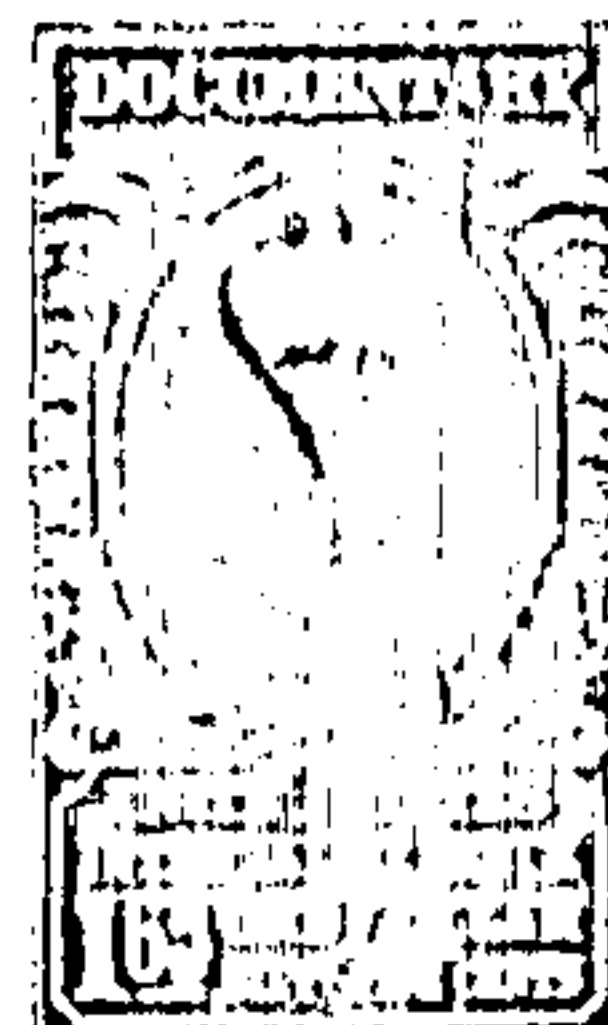


832

STATE OF ALABAMA)

JEFFERSON COUNTY)



TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

This Indenture made this 20 day of October, 1961, between Frank S. Blackford, as Trustee in Bankruptcy of the Estate of Juanita D. Acton, the same being Case No. 62775 in the United States District Court for the Northern District of Alabama, Southern Division; and Frank S. Blackford, as Trustee in Bankruptcy of the Estate of Curtis Lee Acton, Sr., individually and as Curtis Lee Acton, Sr., formerly doing business as C. L. Acton Home Improvements Company, Bankrupt, the same being Case No. 62774 in the United States District Court for the Northern District of Alabama, Southern Division, as party of the first part; and Mabel Lee Acton, party of the second part;

WITNESSETH:

WHEREAS, a voluntary petition in bankruptcy was filed by Juanita D. Acton and Curtis Lee Acton, Sr., individually and as Curtis Lee Acton, Sr., formerly doing business as C. L. Acton Home Improvements Company, and said parties were duly adjudicated bankrupts thereon; and,

WHEREAS, subsequent to said adjudication Frank S. Blackford was duly elected Trustee of the above named bankrupt estates, qualified as such Trustee, and has continued to act and is now acting as such Trustee in the said bankrupt estates; and,

WHEREAS, application was made by said Frank S. Blackford, as Trustee aforesaid for confirmation of a sale by the said Trustee of the hereinafter described real estate to Mabel Lee Acton for the sum of One Thousand Five Hundred and no/100 (\$1,500.00), of which One Thousand One Hundred Thirty Five and 10/100 Dollars (\$1,135.10) is paid in cash and the balance to be secured by a second mortgage according to terms to be agreed upon between the Trustee and the Purchaser and the said assumption by the grantee herein of that certain mortgage

from Curtis Lee Acton, Sr., and wife Juanita D. Acton to Jefferson Federal Savings and Loan Association of Birmingham which mortgage is dated the 4th day of February, 1959 and is recorded in Volume 258 at Page 227 in the Probate Office of Shelby County, Alabama. And the further assumption of that certain mortgage from Curtis Lee Acton, Sr. and wife, Juanita D. Acton to Exchange Security Bank which mortgage is recorded in Volume 258, at Page 491 in the Probate Office of Shelby County, Alabama and also the assumption of ad valorem taxes for the year 1961; and notice having been given to all scheduled creditors to show cause why said sale should not be confirmed and no creditor appearing and objecting thereto the Court made and entered an order confirming said sale which order of confirmation is dated the 10th day of October, 1961.

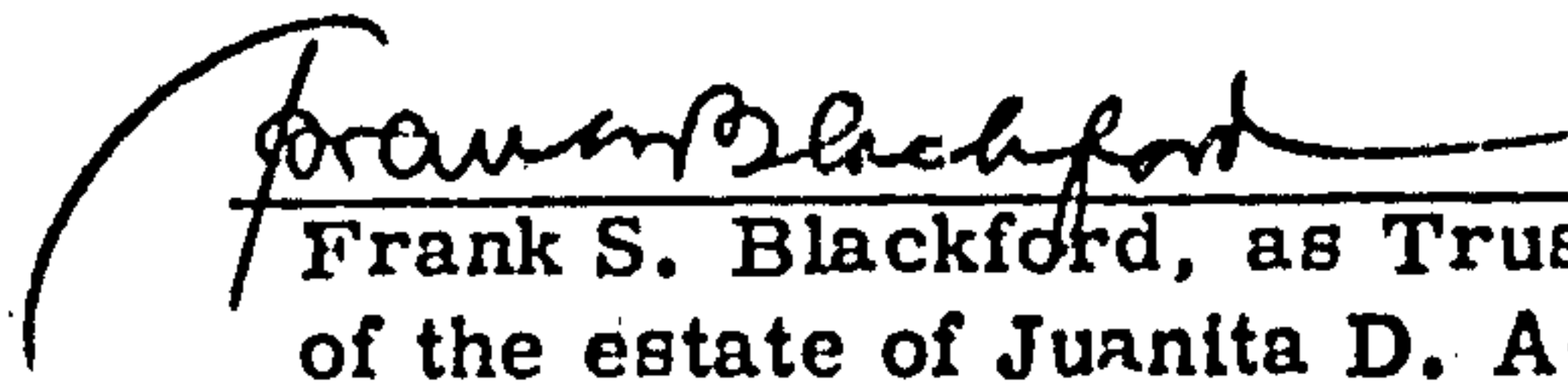
Now, he, the said Frank S. Blackford, as Trustee in Bankruptcy of the Estate of Juanita D. Acton and as Trustee in Bankruptcy of the Estate of Curtis Lee Acton, Sr., individually and as Curtis Lee Acton, Sr. formerly doing business as C. L. Acton Home Improvements Company, by virtue of the power and authority in him vested as aforesaid and in consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00), of which One Thousand One Hundred Thirty Five and 10/100 (\$1,135.10) Dollars is paid in cash and the balance to be secured by a second mortgage according to terms to be agreed upon between the Trustee and the Purchaser, in hand paid by Mabel Lee Acton and the assumption of the mortgages to Jefferson Federal Savings and Loan Association and Exchange Security Bank of Birmingham and the further assumption of ad valorem taxes for the year, 1961, by the said grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey, free and clear of all liens, claims and encumbrances, except as hereinabove set out, unto the said Mabel Lee Acton, her heirs and assigns forever, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the NW 1/4 of Section 31 of Township 18 South Range 1 West more particularly described as follows: Commencing at Southeast corner of said forty acres and running Northerly along East

boundary of said forty acres 660 feet; thence West to a point on West margin of the Cahaba Beach Road for the point of beginning lots herein described; from said point of beginning continue West 264 feet to a point thence Northerly direction 165 feet; thence East 264 feet more or less to the West boundary of the Cahaba Beach Road, then in a Southerly direction along the West boundary of said road 165 feet to point of beginning. Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the said Mabel Lee Acton, her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part does hereunto set his hand and seal this 20 day of October, 1961.



Frank S. Blackford, as Trustee in Bankruptcy of the estate of Juanita D. Acton; and as Trustee in Bankruptcy of the estate of Curtis Lee Acton, Sr., individually and Curtis Lee Acton, Sr., formerly doing business as C. L. Acton Home Improvements Company.

STATE OF ALABAMA)

JEFFERSON COUNTY)

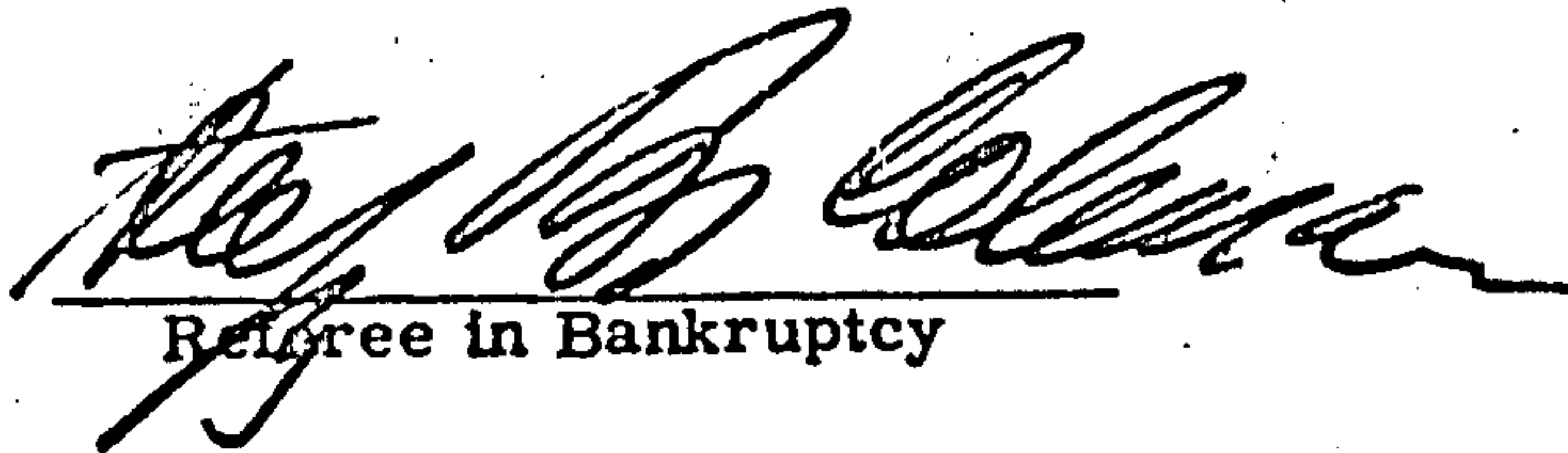
I, the undersigned authority in and for said County in said State, hereby certify that Frank S. Blackford, whose name as Trustee in Bankruptcy of the estate of Juanita D. Acton and as Trustee in Bankruptcy of the estate of Curtis Lee Acton, Sr., individually and as Curtis Lee Acton, Sr., formerly doing business as C.L. Acton Home Improvements Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that being informed of the contents thereof, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20 day of October, 1961.

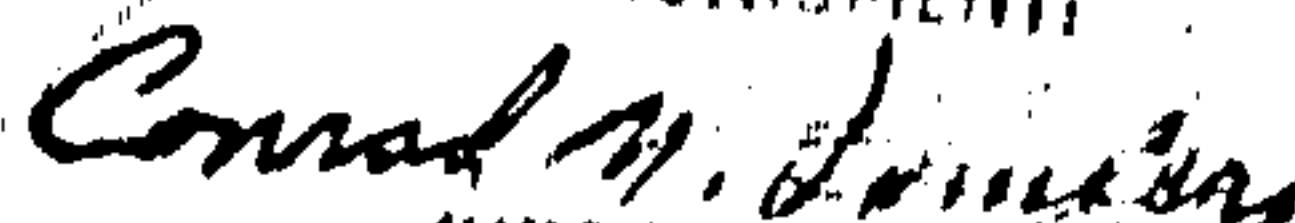


Notary Public

Presented and Approved
by Stephen B. Coleman,
Referee in Bankruptcy


Referee in Bankruptcy

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-13-61
RECORDED & \$ 1.50 INTO TAX
& \$ 1.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.


JUDGE OF PROBATE