19790601000067390 1/3 \$.00 Shelby Cnty Judge of Probate, AL 06/01/1979 12:00:00AM FILED/CERT

IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ALABAMA, SOUTHERN DIVISION

IN RE:

ROGER D. GRUBBS, Individually, a/f/d/b/a Buttercup Farms, Inc.

AND

DEBRA S. GRUBBS, Individually, a/d/b/a Alabaster Trading Post, Inc.,

Bankrupts.

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IN BANKRUPTCY NO. 78-02099

IN BANKRUPTCY NO. 78-02100

TRUSTEE'S DEED

THIS INDENTURE, made this the 25 day of May, 1979, by and between JOHN A. THAMES, as Trustee in Bankruptcy of the estates of Roger D. Grubbs, Individually, a/f/d/b/a Buttercup Farms, Inc., a/f/a partner in Shelby Farms, a/f/d/b/a Alabaster Hitching Post and Debra S. Grubbs, Individually, a/d/b/a Alabaster Trading Post, Inc., Party of the First Part, and ERNEST F. CARR and EDITH C. CARR, Parties of the Second Part.

WITNESSETH THAT:

WHEREAS, on, to wit: July 11, 1978, voluntary petitions in bankruptcy were filed by the above named bankrupts in the United States District Court for the Northern District of Alabama, Southern Division, Case Nos. 78-02099 and 78-02100; and,

WHEREAS, subsequent to the filing of said petition on, to wit: July 27, 1978, the Party of the First Part did on, to wit: May 10, 1979, petition said Court for the right to sell to the Parties of the Second Part, free and clear of all liens and encumbrances except the first mortgage in favor of United Federal Savings & Loan Association, recorded in Volume 371, Page 163, in the Probate Office of Shelby County, Alabama, and current year's ad valorem taxes and easements and restrictive covenants and mineral and mining rights of record, the below described realty at and for the sum of Five Thousand and 00/100 (\$5,000.00) Dollars cash; and,

Einst F. Carr 817 Hilpay La

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WHEREAS, said Court did ratify and confirm said sale on, to wit: May 24, 1979.

NOW, THEREFORE, the Party of the First Part, John A. Thames, as Trustee of the bankrupt estates of Roger D. Grubbs, Individually, a/f/d/b/a Buttercup Farms, Inc., a/f/a partner of Shelby Farms, a/f/d/b/a Alabaster Hitching Post, and Debra S. Grubbs, Individually, a/d/b/a Alabaster Trading Post, Inc., in consideration of the power and authority vested in him as aforesaid and the sum of Five Thousand and 00/100 (\$5,000.00) Dollars, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey, free and clear of all liens and encumbrances, but excepting the following:

(1) Ad valorem taxes.

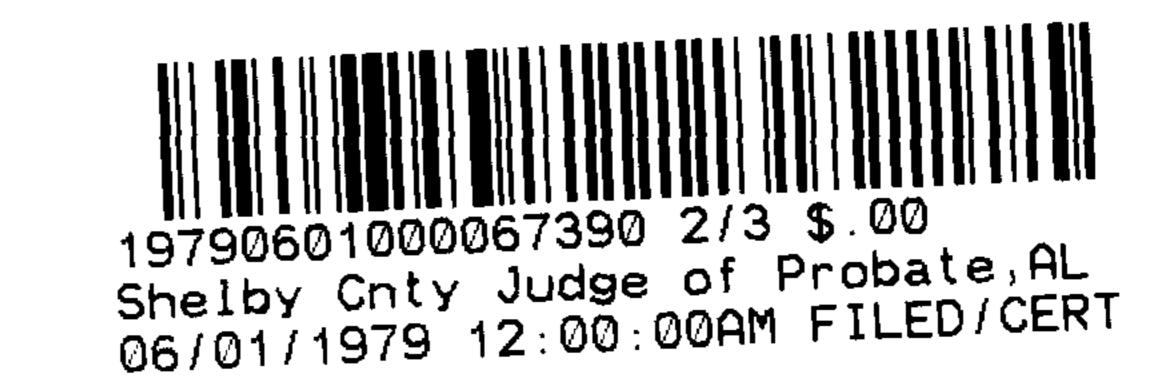
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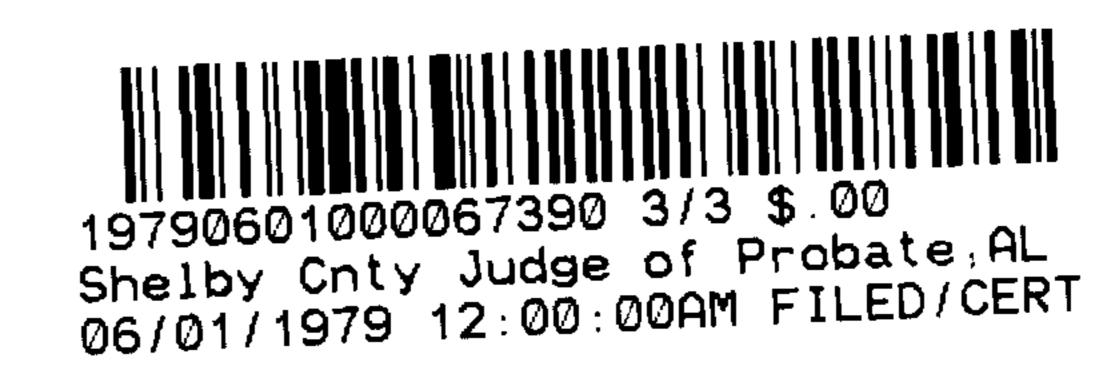
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- (2) Mortgage in favor of United Federal Savings & Loan Association, recorded in Volume 371, Page 163, in the Probate Office of Shelby County, Alabama.
 - (3) Flood water rights to Alabama Power Company.
- (4) Mineral and mining rights and rights incident thereto.
- (5) Easement to Alabama Power Company recorded in Volume 133, page 53; Volume 177, page 362; Volume 179, page 340; Volume 183, page 382 and Volume 188, page 286, in the Probate Office of Shelby County, Alabama.

unto the Parties of the Second Part, ERNEST F. CARR and EDITH C. CARR, the following described real estate, to wit:

Commencing at the NE corner of Lot 6, in Block 1, according to the survey of Pine Grove Camp as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 8, and run thence Northerly along a northerly extension of the East boundary of said Lot No. 6 to a point on the north boundary of Pine Street, which said point is marked by an iron pin, and constitutes the point of beginning of the triangular parcel of land herein described; thence continue northerly in the same direction 96 feet, more or less, to a point marked by an iron pin on the south boundary of River Front Street as the same now exists; thence southwesterly along the south boundary of said River Front Street, as the same now exists, 210 feet, more or less, to its intersection with the north boundary of Pine Street; thence Easterly along the north boundary of Pine Street 200 feet, more or less to the point of beginning.





Said property is situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said ERNEST F. CARR and EDITH C. CARR, their heirs and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal this _____ day of May, 1979.

JOHN A. THAMES, as Trustee of the Bankrupt Estates of Roger D. Grubbs, Individually, a/f/d/b/a Buttercup Farms, Inc., a/f/a partner of Shelby Farms, a/f/d/b/a Alabaster Hitching Post and Debra S. Grubbs, Individually, a/d/b/a Alabaster Trading Post, Inc., Bankrupts

STATE OF ALABAMA) JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that John A. Thames, whose name as Trustee of the Bankrupt Estates of Roger D. Grubbs, Individually, a/f/d/b/a Buttercup Farms, Inc., a/f/a partner of Shelby Farms, Inc., a/f/a partner of Shelby Farms, a/f/d/b/a Alabaster Hitching Post and Debra S. Grubbs, Individually, a/d/b/a Alabaster Trading Post, Inc., is signed to the foregoing conveyance, and, who is known to me, acknowledged before me, on this date, that, being informed of the contents of the conveyance, 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 $2^{-\frac{1}{2}}$ day of May, 1979.

27. Hier

NOTARY PUBLIC

APPROVED:

322-4551

This Instrument was prepared by: J. N. Holt, of Holt & Cooper, Attorneys at Law 15. 203 Frank Nelson Building Birmingham, Alabama 35203

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