

322 DISTRICT
IN THE UNITED STATES ~~BANKRUPTCY~~ COURT
FOR THE NORTHERN DISTRICT OF ALABAMA

In re:

BESS CALLAS COSTANZA,
Debtor.

BK NO. 83-05759

TRUSTEE'S DEED

THIS INDENTURE, made July 13, 1984, by and between M. Charles Sterne,
as Trustee of the Debtor Estate of Bess Callas Costanza, Party of the First
Part, and Trimm Realty Company, Inc., Party of the Second Part,

WITNESSETH THAT:

WHEREAS, heretofore on, to-wit: October 25, 1983, a voluntary
petition was filed by the above named Debtor in the United States Bankruptcy
Court for the Northern District of Alabama, Case No. 83-05759, and,

WHEREAS, subsequent to the filing of said petition, on, to-wit:
October 26, 1983, the Party of the First Part was duly appointed Trustee of
said estate, that he qualified as such Trustee and entered into proper bond
with sureties approved by the United States Trustee, and that the Party of
the First Part has continued to act and is now acting and serving as such
Trustee, and,

WHEREAS, said Party of the First Part did on, to-wit: July 13, 1984,
petition said Court for the right to sell to the Party of the Second Part,
all of his right, title, and interest in the real estate described below, at
and for the sum of One Thousand Three Hundred and 00/100 (\$1,300.00) Dollars,
and,

WHEREAS, said Court did ratify and confirm said sale on July 13, 1984;
NOW THEREFORE, the Party of the First Part, M. Charles Sterne, as

Densburg, School Meyerson et al
2125 Morris Ave
B'ham, AL 35203

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Trustee of the Debtor Estate of Bess Callas Costanza, in consideration of the power and authority vested in him as aforesaid and the sum of One Thousand Three Hundred and 00/100 (\$1,300.00) Dollars in hand paid by the Party of the Second Part, Trimm Realty Company, Inc., the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Party of the Second Part, Trimm Realty Company, Inc., all of his right, title and interest in and to the following described property, situated in Shelby County, Alabama, to-wit:

Lot 10, in Block 2, according to the Second Sector, First Addition to Indian Hills Survey, as recorded in Map Book 5, page 7 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Trimm Realty Company, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal on July 13, 1984.

M. Charles Sterne
M. CHARLES STERNE, as Trustee of the Debtor Estate of Bess Callas Costanza

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that M. Charles Sterne, whose name as Trustee of the Debtor Estate of Bess Callas Costanza, 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 on July 13, 1984.

J. N. Holt
NOTARY PUBLIC

APPROVED:
William M. Petty
UNITED STATES DISTRICT JUDGE

This instrument was prepared by:
J. N. HOLT of Holt & Cooper
529 Frank Nelson Building
Birmingham, Alabama 35203

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

In the Matter of

BESS CALLAS COSTANZA,

CASE NO. 83-05759

Debtor.

Chapter 7

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

ORDER CONFIRMING PRIVATE SALE BY TRUSTEE

1984 AUG -6 PM 1:31

The Trustee, M. Charles Sterne, reporting that he has sold the hereinbelow described property to TRIMM REALTY COMPANY, INC. for the sum of \$1,300, cash, to be paid at closing, and requesting confirmation of the sale, and

Reporting that said sum of \$1,300 is above any claim of exemption which Debtor may have and that there will be no assertion by the Debtor of any claim of exemption against the said sum of \$1,300, and

That said Trustee is selling only his right, title, and interest in and to said property, and that City Federal Savings & Loan Association by its attorney, Lynn Baxley Ault, as first mortgagee, and Central Bank of Birmingham by its attorney, Marvin E. Franklin, as second mortgagee, have agreed to said sale to Trimm Realty Company, Inc., third mortgagee, and

This matter coming on for hearing, on notice, and no objection being made or filed to the sale, and the Court being satisfied that the sale is in the best interest of creditors and should be confirmed,

IT IS ACCORDINGLY ORDERED That the sale of:

Lot 10, in Block 2, according to the Second Sector, First Addition to Indian Hills Survey, as recorded in Map Book 5, page 7 in the Probate Office of Shelby County, Alabama.

to TRIMM REALTY COMPANY, INC., as setforth herein, be and the same is CONFIRMED and the Trustee is authorized to execute a Trustee's Deed conveying his right, title, and interest in and to said property to the Purchaser, and

That the said \$1,300 is free of any claim of exemption by the Debtor and shall be retained by the Trustee for further orders of the Court.

Dated this 13th day of July, 1984.


United States District Court Judge

fb/

xc: Steve R. Forehand, Attorney for Trimm Realty Company, Inc.
Lynn Baxley Ault, Attorney for City Federal Savings & Loan Association
Marvin E. Franklin, Attorney for Central Bank of Birmingham
M. Charles Sterne, Trustee
Debtor
Jack Rivers, U. S. Trustee

Deed TAX 1.50
Rec 7.50
Jud 1.00
10.00

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