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

In re:

WILLIAM C. BROWN
and ICEL A. BROWN

Debtors.

)
)
) BANKRUPTCY NO.: 87-10335
)
)
)

TRUSTEE'S DEED

This indenture, made this the 1st day of July, 1988, by and between Max C. Pope, as Trustee of the Bankruptcy Estate of William C. Brown and Icel A. Brown, Grantor, and Douglas L. Key, Grantee.

WITNESSETH THAT:

WHEREAS, on, to-wit, November 17, 1987, a voluntary petition in bankruptcy under Chapter 7 was filed by the above named Debtors in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, in Case No. 87-10335, and

WHEREAS, the said Max C. Pope was appointed Trustee of William C. Brown and Icel A. Brown, on December 2, 1987, and is still serving in said capacity, properly bonded by sureties approved by the Court, and

WHEREAS, said Trustee did heretofore petition said Court for the right to sell to the said Douglas L. Key, free and clear of all liens and encumbrances except for current years ad valorem taxes and mineral and mining rights, at and for the sum of One Hundred Fifteen Thousand and NO/100 (\$115,000.00) Dollars, and

WHEREAS, said Court did authorize said sale by its Order dated June 3, 1988.

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Douglas Key

NOW THEREFORE, said Trustee and Grantor, Max C. Pope, in consideration of the power and authority vested in him as aforesaid, and the payment to him of the said sum of One Hundred Fifteen Thousand and NO/100 (\$115,000.00) Dollars, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to Douglas L. Key, free and clear of all liens and encumbrances, except for:

- A. Current year's ad valorem taxes which the Grantee assumes and agrees to pay.
- B. Coal, oil, gas and other mineral interests in, to or under the land herein described.

the following described real estate located in Shelby County, Alabama, to-wit:

Said legal description is attached hereto and incorporated herein as Exhibit "1" and identified by the grantor by his affixing signature thereon.

This conveyance is expressly made free and clear of the following:

1. Mortgage executed by William C. Brown and wife Icel A. Brown to Gordon Cleage and wife Von Dell Cleage which mortgage was recorded in Mortgage Book 410 at page 877 in the Probate Office of Shelby County, Alabama.
2. Judgment recorded in Real Vol. 092 page 834 in the Probate Office of Shelby County, Alabama in favor of John L. Cole.
3. Judgment recorded in Real Vol. 086, page 191 in the Probate Office of Shelby County, Alabama in favor of Shelby County Hospital Board d/b/a Shelby Medical Center.
4. Judgment recorded in Real Vol. 62, page 103 in the Probate Office of Shelby County, Alabama in favor of Southern Rubber Co., Inc.

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5. Judgment recorded in Real Vol. R, page 897 in the Probate Office of Shelby County, Alabama in favor of Alabama Power Company.
6. Tax Lien recorded in Real Vol. 069, page 949 in the Probate Office of Shelby County, Alabama in favor of Department of Revenue of the State of Alabama.
7. Certificate of Lien for Unemployment Compensation Contributions which is recorded in Real Vol. 041, page 677 in the Probate Office of Shelby County, Alabama in favor of Director of the Department of Industrial Relations for the State of Alabama for the use of the Unemployment Compensation Trust Fund.

TO HAVE AND TO HOLD unto the said Douglas L. Key, his successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set his signature and seal on this the 1st day of July, 1988.


MAX C. POPE, in his capacity as
Trustee of the Debtor Estate
of William C. Brown and
Icel A. Brown

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Jeannette Albion, a Notary Public in and for said State and County, hereby certify that Max C. Pope, whose name as Trustee of the Debtor Estate of William C. Brown and Icel A. Brown, 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 the 1st day of July, 1988.

Jeannette Albion
NOTARY PUBLIC

This instrument was prepared by:

Max C. Pope
2326 Highland Avenue
Birmingham, Alabama 35205

EXHIBIT '1'

Part of the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NE corner of said 1/4-1/4 section, which is the NW corner of Lot 4, Block 4, Green Valley, 4th Sector, as recorded in Map Book 7, page 10, in the Probate Office of Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 section, which is the west line of said Green Valley, 4th Sector, for a distance of 954.48 feet, which is 129.48 feet South of the NW corner of Lot 10, Block 4, of said Green Valley, 4th Sector, thence turn an angle to the right of 93 degrees 10' 55" and run in a Westerly direction for a distance of 783.04 feet; thence turn an angle to the right of 78 degrees 11' 04" and run in a Northwesterly direction for a distance of 72.76 feet; thence turn an angle to the left of 79 degrees 05' 53" and run in a Westerly direction for a distance of 401.31 feet to a point on the East right of way line of Alabama Highway No. 119; thence turn an angle to the right of 80 degrees 19' 16" and run in a Northwesterly direction along said East right of way line for a distance of 640.35 feet, more or less to the SW corner of the Sarris property as established on a survey of William Egan in July, 1977; thence turn an angle to the right of 100 degrees 34' 05" and run in an Easterly direction along the South line of the Sarris property as shown on said survey by William Egan for a distance of 962.95 feet; thence turn an angle to the left of 93 degrees 09' 27" and run in a Northerly direction for a distance of 250.95 feet; thence turn an angle to the right of 91 degrees 46' 02" and run in an Easterly direction for a distance of 315.00 feet to the point of beginning, being situated in Shelby County, Alabama.

IDENTIFIED:

MAX C. POPE
Trustee

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 11 AM 10:03

JUDGE OF PROBATE

1. Deed Tax \$115.00
2. Mtg. Tax
3. Recording Fee 12.50
4. Indexing Fee 1.00
TOTAL 128.50

EXHIBIT 1