

IN THE MATTER OF THE ESTATE	:	IN THE BESSEMER DIVISION OF THE
OF HESTER BRIDGES,	:	PROBATE COURT OF JEFFERSON COUNTY,
	:	
NON COMPOS MENTIS	:	ALABAMA
	:	IN EQUITY
	:	CASE NO. 23454

ORDER AUTHORIZING SALE OF REAL ESTATE AT PRIVATE SALE

This matter coming on to be heard January 13, 1989 upon the Petition filed November 21, 1988 of Willie Belle Noe, Willie Fay George and Patricia Ann Noe, as co-guardians of the Estate of Hester Bridges, a non compos mentis, praying for an Order of this Court authorizing them as such co-guardians to sell the real estate hereinafter described belonging to said ward at private sale, and said guardians moved the Court to grant the Petition. Also present in open Court were J. Frank Head, as attorney for Doris Ulmer (Lyman), Ralph E. Coleman, attorney for Herman W. Noe, et al., and the Guardian Ad Litem, E. L. Brobston, who was heretofore appointed to represent and protect the interest of the ward in this matter, and he accepted said appointment and denied the allegations of the petition and demanded strict proof thereof.

The Court notes that a similar Petition to sell the same real estate was heard earlier and an Order was entered by the Court on February 22, 1988 authorizing and directing the sale of this property at private sale. Thereafter, a report of non-sale was filed by the co-guardians who reported that the prospective purchaser had failed or refused to purchase the property.

There was no objection from any of the attorneys to the granting of the instant Petition. Nothing has occurred between the time of this Court's Order of February 22, 1988 to the present which would alter the value of the property. The Court is informed that, following a survey, the property actually consists of 275.97 acres. The purchase price is based upon \$2,800 per acre for a total of \$772,716. The Court finds that an appraisal made by Robert J. Dow was helpful to the co-guardians in the sale of the property and orders said co-guardians to pay \$1,000 directly to attorney Frank Head, which represents One Half (1/2) of the charge for said appraisal.

All parties and their representatives being present in Court, and there being no opposition to the granting of said Petition, and the Court being satisfied that it is to the best interest of said non compos mentis to sell said real estate at private sale in accordance with the terms of the sales contract attached to and made a part of the said Petition, it is therefore

ORDERED, ADJUDGED AND DECREED by the Court under its equity powers that the prayer of said Petition be and the same is hereby granted, and Willie Belle Noe, Willie Fay George and

JEFFERSON TITLE CORPORATION
316 North 21st Street
Birmingham, Alabama 35201

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

BOOK 225 PAGE 984

Patricia Ann Noe, as co-guardians of the Estate of Hester Bridges, non compos mentis, are authorized and directed to sell at private sale the following described real estate, to-wit:

The SW 1/4 of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that part of subject property conveyed in Deed Book 313, Page 455, in Probate Office.

ALSO, LESS AND EXCEPT that part of subject property lying in County Road No. 11.

ALSO, the South 1/2 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, EXCEPT that part of subject property conveyed in Deed Book 176, at Page 254, and Deed Book 316, Page 574 and corrected in Deed Book 328, Page 547.

ALSO, LESS AND EXCEPT that part of subject property lying within County Road No. 11.

ALSO, The NE 1/4 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT that part of subject property that lies within the Seaboard Coast Line Railroad right-of-way.

ALSO, All that part of the NW 1/4 of SE 1/4 and the SE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama which lies Southeast of the A.C.L. Railroad right-of-way known as Seaboard Coast Line Railroad Right-of-Way.
BEING situated in SHELBY COUNTY, ALABAMA.

to Allen A. Johnson, Jr. in accordance with the terms and conditions of the sales contract attached to and made a part of said Petition.

It is further Ordered that said co-guardians pay the expenses of said sale.

DONE AND ORDERED this 13th day of January, 1989.


Judge of Probate
Sitting in Equity

W. H. Flowers, Judge of the Probate Court, Bassemor Division, Jefferson County, Alabama, hereby certify that the foregoing is a true and correct copy of the instrument heretofore filed in the Probate Office of said Court.
Witness my hand and seal of said Court, this 17th day of January, 1989.
W. H. Flowers, Judge of Probate

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -9 AM 9:55
Rec. 500
Ind. 100
600


JUDGE OF PROBATE