

This instrument was prepared by:
(Name) Daniel M. Spitler, P.C.
(Address) 108 Chandalar Drive
Pelham, AL 35124

Send Tax Notice to:
(Name) _____
(Address) _____

QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen Thousand Five Hundred
and No/100 DOLLARS
to the debtor in possession, Daniel M. Spitler, Case No. 90-03254 in hand paid
by Janice C. Spitler the receipt whereof
is hereby acknowledged I to remise, release, quit claim and convey to the said Janice C. Spitler
all my

right, title, interest, and claim in or to the following described real estate, to wit:

My undivided one-ninth (1/9) interest in the real property set out in Exhibit "A",
attached to and incorporated herein. This conveyance is in compliance with the
Order in that certain Chapter 11 Bankruptcy Case No. 90-03254, in this district.

See Exhibit "B" attached for notation for Authority to sell
property by private sale free and clear of liens -

See Exhibit "C" attached and incorporated for Order
for private sale (Exhibit "B").

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Janice C. Spitler

heirs and assigns forever.

Given under my hand and seal this 26th day of November, A.D. 19 90
Executed and delivered in the presence of

Daniel M. Spitler (Seal)
Daniel M. Spitler, Debtor in Possession (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA

Shelby County }

I, the undersigned, a Notary Public

in and for said County in said State, hereby certify that Daniel M. Spitler, debtor in possession and
husband of Janice C. Spitler,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that being informed of the contents of the conveyance, he executed
the same voluntarily on the day the same bears date.

Given under my hand, this 26th day of November, 19 90

EXHIBIT "A"

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All of Lot 2 according to Revision No. 3, dated February 3, 1977, to the survey of 2nd Amendment, Commercial Subdivision, Riverchase East, First Sector in Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, as designated on a map thereof, recorded in Map Book 6 Page 139 in the office of the Judge of Probate of Shelby County, Alabama;

subject to easements and restrictions of record.

EXHIBIT "B"

FILED

OCT 18 1990

UNITED STATES BANKRUPTCY COURT
THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION

Clerk, U. S. Bankruptcy Court
Northern District of Alabama
Deputy Clerk

IN THE MATTER OF:

DANIEL M. SPITLER,

DEBTOR.

CASE NO. 90-03254

CHAPTER 11

DEBTOR-IN-POSSESSION'S MOTION FOR AUTHORITY
TO SELL PROPERTY OF THE ESTATE BY PRIVATE SALE
FREE AND CLEAR OF LIENS AND OTHER INTERESTS

Pursuant to Bankruptcy Code Section 363(f) and Bankruptcy Rules 2002(a)(2), (c)(1) and 6004(c), the Debtor-In-Possession, Daniel M. Spitler, moves the Court for authority to sell by private sale the property of the estate described below ("the property"), free and clear of liens and other interests:

The Debtor's 11.11% interest in Cahaba
Properties, an Alabama General
Partnership.

The proposed sale is other than in the ordinary course of business. The property is not all or substantially all of the Debtor's assets.

1. The name of the purchaser in this proposed sale is Janice C. Spitler.
2. The terms and conditions of the proposed private sale are: \$14,500, paid by certified check at closing. The consideration for the proposed sale represents the fair market value of the property. Purchaser has agreed to be bound by and to execute all documents executed by the Debtor prior to

EXHIBIT "C"

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

In the Matter of:

DANIEL M. SPITLER,

Debtor.

CASE NO. 90-03254

ORDER

This case came on for hearing on November 15, 1990 on the Debtor-in-Possession's Motion for Authority to Sell Property of the Estate by Private Sale Free and Clear of Liens and Other Interests (Proceeding No. 20). Present were Stephen B. Porterfield, Attorney for Debtor-in-Possession, Kendall W. Maddox, Attorney for Citizens Federal Savings Bank, and Harvey L. Wachsman, Attorney for Cahaba Properties, an Alabama General Partnership.

Based on the pleadings presented, the representations of counsel, and there being no objections filed or made by anyone present,

It is **ORDERED** that the Debtor-in-Possession's Motion for Authority to Sell Property of the Estate by Private Sale Free and Clear of Liens and Other Interests is hereby **GRANTED** and the sale to Janice C. Spitler, the wife of Debtor-in-Possession is hereby **APPROVED**. Debtor-in-Possession is ordered, pursuant to the provisions of the motion referenced above, to place the proceeds of said sale, when received, in an independent escrow account. There being no notice of appeal or motion for reconsideration of this Order filed within ten days of the date of this Order, Debtor-in-Possession shall pay the proceeds referenced above to Internal Revenue Service within thirty (30) days of the date of this Order. The Debtor-in-Possession shall file with the Clerk a report of the sale pursuant to Bankruptcy Rule 6004(f)(1) forthwith after the sale is closed.

IT IS SO ORDERED this the 26th day of November, 1990.

Clifford Fulford
CLIFFORD FULFORD
United States Bankruptcy Judge

CF/mnt

xc: Debtor
Stephen B. Porterfield
Harvey L. Wachsman
Kendall W. Maddox
Benjamin Cohen, Bankruptcy Administrator
Robert B. Rubin

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

90 DEC 10 PM 12:57

JUDGE OF PROBATE

1. Deed Tax	\$ 14.50
2. Misc. Tax	\$ 10.00
3. Return Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. No.	
6. Certification Fee	\$ 28.50
Total	\$ 28.50