

2042

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

IN RE:

MATTIE LORINE COX,
Debtor,

)
) BK. NO.: 89-13207
)
)

TRUSTEE DEED

This indenture, made this the 30th day of May, 1991, by and between Andre' M. Toffel, as and only as the Trustee of the Estate of the above-named Debtor, Mattie Lorine Cox, hereinafter referred to as the Trustee, and Jeanette Cole, hereinafter known as the Purchaser,

WHEREAS, on November 7, 1989, a Voluntary Petition was filed by the above-named debtor in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number: 89-13207, under Chapter 7, and,

WHEREAS, Andre' M. Toffel was duly appointed Trustee of said Bankruptcy Estate, having qualified as such Trustee and entered into proper bond with approved sureties, and having continued to act and now acting and serving in such a capacity as Trustee, and,

WHEREAS, during the pendency of the Bankruptcy Case, on or about the 21st day of September, 1990, the Trustee did become lawfully seized in fee simple of the below described realty, and,

WHEREAS, said Trustee did heretofore petition the Court and give notice of his intent to sell the below described realty to the purchasers, according to the terms in the notice, said sale being of all of the right, title and interest of the Trustee in and to said property, and,

WHEREAS, there were no objections to the proposed sale. Now, therefore, the Trustee, Andre' M. Toffel, in consideration of the power and authority vested in him as Trustee, and upon the total payment to him of the sum of Five Thousand Two Hundred Dollars (\$5,200.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey all of his right, title and interest in the following realty;

BOOK 345 PAGE 77

Trust National Bank, Inc.

TOFFEL/COLE
p.2

Commence at the NW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West; thence run South along the West boundary of said Quarter-Quarter Section 366 feet; thence turn an angle of 89 deg. left and run thence Easterly 690 feet to point of beginning; thence continue Easterly in the same direction 210 feet; thence turn an angle of 89 deg. to the right and run thence Southerly 350 feet; thence turn an angle to the right of 91 deg. and run thence Westerly 210 feet; thence turn an angle to the right of 89 deg. and run thence Northerly 350 feet to point of beginning.

ALSO, Commence at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West; thence run South along the West boundary of said Quarter-Quarter Section 366 feet; thence turn an angle of 89 deg. left and run thence Easterly 690 feet; thence continue Easterly in the same direction 210 feet; thence turn an angle of 89 deg. to the right and run thence Southerly 350 feet to point of beginning; thence continue Southerly in the same direction 414 feet to the North boundary of the Chelsea-Simsville Road; thence turn an angle of 138 deg. 30' to the right and run thence Northwesterly along the North boundary of said road 200 feet; thence turn an angle of 11 deg. to the left and continue along the North boundary of said road a distance of 92 feet; thence turn an angle of 53 deg. 30' to the right and run thence Northerly 208 feet; thence turn an angle of 91 deg. to the right and run thence Easterly 210 feet to point of beginning.

SUBJECT TO THE RESERVATION CONTAINED IN REAL BOOK 293, page 90, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

One acre of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said Section 5, thence run South along the East section line 3357.53 feet; thence turn right 91 deg. 26 min. 06 sec. and run West 520.23 feet to the point of beginning; thence continue last course 124.64 feet to a point in the center of a gravel drive, thence run southerly along the center of said drive the following courses and distances; turn left 102 deg. 57 min. 15 sec. a distance of 23.56 feet; turn right 08 deg. 09 min. 07 sec. a distance of 59.91 feet; turn right 14 deg. 31 min. 57 sec. a distance of 133.53 feet, turn left 29 deg. 41 min. 49 sec. a distance of 103.03 feet to a point on the northeast right of way of Shelby County Highway #36, then turn left 22 deg. 16 min. 57 sec. and run southeast along said right of way 151.30 feet, then turn left 137 deg. 45 min. 03 sec. and run north 423.10 feet to the point of beginning. The East 10 feet of the above described property is reserved for an easement (the east line being the center of a 20 foot easement.)

This sale is specifically subject to, and the purchaser takes with full knowledge of that certain tax indebtedness represented by a tax lien in favor of the Shelby County Tax Assessor, and it shall be the sole responsibility of the purchaser to satisfy said tax indebtedness.

All of the consideration paid is the product of a simultaneous purchase money mortgage in favor of First National Loans, Inc.

TO HAVE AND TO HOLD unto the said Jeannette Cole, her heirs and assigns, forever.

IN WITNESS WHEREOF, the Trustee has hereunto set his hand and seal on this the 30th day of May, 1991.

Andre' M. Toffel (SEAL)
Andre' M. Toffel as and only
as Trustee of the Estate of
Mattie Lbrine Cox

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andre' M. Toffel, whose name as Trustee of the Estate of Mattie Lorine Cox, is signed to the foregoing conveyance, and who is known to me, acknowledged and 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 30th day of May, 1991.

Barbara J. Woods
Notary Public

MY COMMISSION EXPIRES DECEMBER 12, 1994

BOOK 345 PAGE 60

This instrument was prepared by:

Daniel D. Sparks,
as Attorney for Trustee
Barnett, Noble, Hanes and O'Neal
1600 City Federal Building
Birmingham, Alabama 35203

Phone: 322-0471

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 30 PM 12:00

JUDGE OF PROBATE

NO TAX COLLECTED

1	Doc. Tax	
2		
3		10.00
4		3.00
5		1.00
6		1.00
Total		15.00