

This Instrument Prepared By:

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

TRUSTEE'S DEED

This indenture, made the 30th day of September, 1992, between **THOMAS E. REYNOLDS, as Trustee in bankruptcy for the estate of Edwin Baxter Bryant and Gail Green Bryant**, presently pending in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number 92-04876 (hereinafter called "Grantor") and **SCOTT L. BROWN and KIM R. THOMAS** (hereinafter called "Grantees").

WITNESSETH:

WHEREAS, Grantor was appointed Interim Trustee in the bankruptcy case of Edwin Baxter Bryant and Gail Green Bryant, in Case Number 92-04876 as evidenced by the Order Appointing Interim Trustee dated July 8, 1992; and

WHEREAS, Grantor continues to serve in said capacity, there having been no election or substitution for the Trustee at the meeting of creditors held under Title 11, U.S.C. §341(a) or since; and

WHEREAS, Grantor did file a Motion for Authority to Sell Assets Free and Clear of Liens and Notice of Sale on July 31, 1992, and the Clerk, U. S. Bankruptcy Court, gave notice of same to creditors and judgment/lienholders; and

WHEREAS, after hearing held and after notice to creditors, the Court did enter its Order dated September 30, 1992, approving and confirming the sale free and clear of liens and specifically approving the sale by the Grantor to the Grantees herein

NOW, THEREFORE, by virtue of the power and authority granted the Grantor to sell property of the bankruptcy estate pursuant to the provisions of 11 U.S.C. §363, and the Court's Order mentioned hereinabove, and in consideration of the sum of One Hundred Thousand and no/100 DOLLARS (\$100,000.00), lawful money of the United States, paid from Grantees to Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantees all his right, title and interest, and all the right, title and interest possessed by Edwin Baxter Bryant and Gail Green Bryant at the time of the filing of their bankruptcy

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petition in Bankruptcy Case No. 92-04876, together with every contingent remainder and right of reversion, the real property described as Lot 20, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama; and

Subject to:

1. Ad valorem taxes for the tax year 1993 and subsequent years.
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. No liability is assumed for possible unfiled mechanics' and materialmen's liens.
4. Easement(s) as shown on recorded map.
5. Building restriction line(s) as shown on recorded map.
6. Any assessments, dues or charges which did not appear of the public record.
7. Right-of-way granted South Central Bell Telephone Company recorded in Deed Book 329, Page 432.
8. Restrictions appearing of record in Misc. Book 44, Page 709.
9. Right-of-way granted Alabama Power Company recorded in Book 357, Page 94.

TO HAVE AND TO HOLD, the premises herein granted unto the Grantees, their heirs and assigns, the aforementioned property free and clear of all liens and encumbrances, unless otherwise noted above, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


THOMAS E. REYNOLDS, As and Only as
Trustee of the Bankruptcy Estate of
Edwin Baxter Bryant and Gail Green Bryant
and not Individually

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **THOMAS E. REYNOLDS**, as Trustee of the Bankruptcy Estate of Edwin Baxter Bryant and Gail Greent Bryant, 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 such conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 30th day of September, 1992.

[NOTARIAL SEAL]

Deborah N. Muth
Notary Public

My Commission Expires: 5/10/96

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09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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