

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN RE: THE ESTATE OF

A. C. Bronaugh,
Deceased.

CASE NO. 29-011

SETTLEMENT ORDER

This cause coming to be heard on the 29th day of March, 1993 involving the Estate of A. C. Bronaugh and it appearing that the Circuit Court of Shelby County, Alabama has vested title and certain real property in the Probate Court of Shelby County, Alabama in the Estate of A. C. Bronaugh; it appearing that pursuant to the Will of A. C. Bronaugh that said property is to be transferred to Angelyn L. Bronaugh as Trustee for Sue Dawn Whitten (also know as Sue Dawn Whitten Syx) and Starr Tiffany Blakeley.

It is hereby ORDERED, AJUDGED and DECREED that this ORDER shall constitute a deed vesting in fee simple the herein described real property in and through and to Anagelyn L. Bronaugh as Trustee for Dawn Syx and Starr Blakeley; (said deed having previously been ordered by the Circuit Court of Shelby County, Alabama).

Property situated partly in the NE1/4 of the SW 1/4 and partly in the NW 1/4 of the SE 1/4 of Sec. 36-T18S-R1E and being more particularly described as follows:

Commence at the NW Cor. of the NE 1/4 of the SW1/4 of said section and run N89-30-00E along the north line of said 1/4-1/4 a distance of 334.31 ft. to the point of beginning; thence, continue N89-30-00E along said north line 248.69 ft.; thence, run S06-12-09E 818.32 ft.; thence run S82-29-16E 227.65 ft.; thence, run S24-25-16E 179.53 ft. to the centerline of Merryhill Farm Road; thence, run

John Medaris
P.O. Box 766
Auburn, AL 36807

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S38-37-44W along said centerline 49.45 ft. to the PC of a curve to the left having a radius of 566.69 ft. and a delta of 16-46-00; thence, run along said curve 165.83 ft. to the PT of said curve; thence, run S21-51-44W along said centerline 50.75 ft. to a curve to the right having a radius of 94.00 ft. and a delta of 69-04-00; thence, run along said curve 113.31 ft. to the PT of said curve; thence run N89-04-16W along said centerline 145.93 ft.; thence, run S89-48-21W along said centerline 247.57 ft.; thence, run N00-58-00W 1290.71 ft. to the point of beginning.

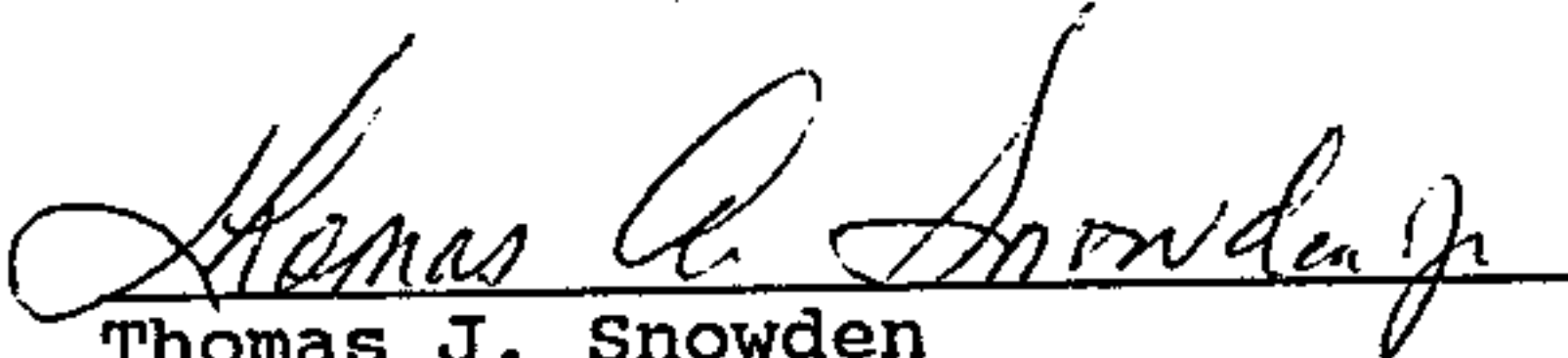
Containing 11.28 acres.

There is a certain mortgage which is held by A. C. Bronaugh of which there are sufficient funds in the Estate. That the Estate is hereby authorized to pay said mortgage note and indebtedness and to relieve this property from the mortgage encumbrance.

The court has reviewed the inventory and accounting and hereby approves the settlement and disbursements as set forth in said order and accounting. Attached hereto as Exhibit "A" is the Final Inventory Income and Expense Statement.

That John E. Medaris be awarded \$750.00 for services rendered and that Angelyn Bronaugh be awarded \$500.00 for services rendered the balance of remaining funds to be left on hand to pay expenses of the Trustees Deed to the extent that there are funds available.

Done this 29th day of March, 1994³


Thomas J. Snowden
Judge of Probate
Shelby County, Alabama

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN RE: THE ESTATE OF

A. C. Bronaugh,
Deceased.

CASE NO. _____

FINAL INVENTORY, INCOME AND EXPENSE STATEMENT

INCOME:

Vulcan Life Insurance	\$ 827.00
Prudential Insurance	5,354.49
Preferred Insurance	762.81
C. N. A. Insurance	500.00
Jack Jackson Mortgage Pay off	2,684.94
Overpayment from Sears	72.00
AllState Insurance	451.51
Larry Jewell Mortgage Pay off	5,248.01
Deposit	100.00
Total	16,000.76

EXPENSES PAID:

Ridouts East Chapel	340.00
Radiology of Birmingham	8.44
Trimming horse hoof for estate	36.00
Funeral Expense	442.73
Angelyn Bronaugh	211.31
2 1/2 in 2 1/2 out	
AMI Columbiana Family Health	30.95
Southern Cardiology P. C.	74.00
Brookwood Medical Group	52.48
Ann Bronaugh (payment on mortgage)	1,189.38
Mitchell Feed (food for horses)	16.85
Sonny Conwill (attorney)	524.74
John E. Medaris (attorney)	1,000.00
Angelyn Bronaugh 2 1/2 in 2 1/2 out	112.87
Angelyn Bronaugh (mortgage payment)	198.23
Mitchel Feed (horses)	15.75
Hall Animal Clinic (horses, trim hoof)	45.00
Angelyn Bronaugh 2 1/2 in 2 1/2 out	90.50
Angelyn Bronaugh (2 payments mtg.)	396.46
Milage for car expense to and from farm 2-90 to 10-90	75.00
Alfa Insurance (mobile home insurance)	95.00
Dawn Whitten (school)	200.00
Annette D. Skinner Tax Collector	12.00
Angelyn Bronaugh 2 1/2 in 2 1/2 out	25.69

Dawn Whitten	500.00
Carl G. Moore (boundary survey)	400.00
Angelyn Bronaugh 2 1/2 in 2 1/2 out	169.44
Alabama Farmers Fed. Ins (mobile home)	20.00
Shelby County Reporter (foreclosure)	233.24
Angelyn Bronaugh (wills)	250.00
Alfa (insurance on farm property)	95.00
Dawn Whitten	300.00
Ann Bronaugh 2 1/2 in 2 1/2 out	29.93
Farm Expense (burst pipes, parts, labor)	151.20
Alfa Insurance (Merry Hills Farm)	109.00
Farm Expense (new pvc pipes replaced under mobile home, labor, insulation and parts)	300.00
Annette D. Skinner (Merry Hill Farm)	127.20
Replace rugs in kitchen and bath (Merry Hill Farm)	680.00
Carpet for mobile home (living room, bed rooms)	1,000.00
Ann Bronaugh 2 1/2 in 2 1/2 out	69.52
Final phone bill (Merry Hill Farm)	16.35
Starr Blakely (school)	100.00
Banks Middle School (books)	37.85
Expense to and from farm (car expense)	57.62
Under pinning the mobile home (farm)	227.65
Banks Middle School (lunch ticket)	14.00
Alfa Insurance (Merry Hills Farm)	208.00
Annette D. Skinner (taxes 92) (Merry Hill Farm)	103.20
Annette D. Skinner (taxes, Merry Hill)	24.00
Total	\$10,496.58

EXPENSES DUE:

John E. Medaris (attorney, excess of 40 hours due)	750.00
Ann Bronaugh (\$250.00 per month due as administrator of estate, only one payment recieved to date).	500.00
Court cost	142.00
Publication cost	60.00
Total	1,452.00

LIABILITIES:

Mortgage	12,209.23
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CASH ON HAND:

CD	10,000.00
BALANCE	5,553.23

REAL PROPERTY:

The Probate Court has received title from the Circuit Court to certain real property described as follows:

Property situated partly in the NE1/4 of the SW1/4 and partly in the NW1/4 of the SE 1/4 of Sec. 36-T18S-R1E and being more particularly described as follows:

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This property is devised to Dawn Whitten and Starr Blakely in trust until they reach thirty years of age. The trustee is to be Angelyn L. Bronaugh.

There is a mortgage of \$12,209.23 on said property. A forbearance agreement has been entered into between the parties which will cause for Angelyn Bronaugh's mortgage to be paid over an extended period of time and the property not foreclosed upon.

PERSONAL PROPERTY:

1. One mobile home, contents and central air conditioning unit
2. Porta built utility building.

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John E. Medaris, Esq.
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