

STATE OF ALABAMA

COUNTY OF SHELBY

CLERK'S DEED

KNOW ALL MEN BY THESE PRESENTS that DAN REEVES, as Clerk of the Circuit Court of Shelby County, Alabama, acting under and by virtue of the power and authority of and pursuant to that certain Judgment of Divorce made and entered by the Circuit Court of Shelby County, Alabama, on April 10, 1997, in Martha Emily Best, Plaintiff, v. Thomas Leroy Best, Defendant, Case No. DR-96-276, does hereby GRANT, BARGAIN and CONVEY unto Martha Emily Best, Grantee, all of the right, title and interest of Thomas Leroy Best, in and to that certain real property in the County of Shelby, State of Alabama, described as follows:

Lot 8, in Block 2, of Columbiana Homes, Inc., Subdivision, as recorded in Map Book 3, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 148, Page 258, in Probate Office.
3. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 119, Page 109, and Deed Book 152, Page 212, in Probate Office.
4. Right-of-way granted to Shelby County by instrument recorded in Deed Book 101, Page 40, in Probate Office.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges and appurtenances belonging to such certain real property or pertaining to such certain real property;

TO HAVE AND TO HOLD unto Martha Emily Best, her heirs and assigns, forever.


Inst # 1997-31416

09/29/1997-31416
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SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

Inst # 1997-31416

IN WITNESS WHEREOF, DAN REEVES, as Clerk of the Circuit Court of Shelby County, Alabama, has set his hand and seal on this instrument on the 24th day of September, 1997.

THOMAS LEROY BEST

BY: 
DAN REEVES, as Clerk of the Circuit
Court of Shelby County, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

The undersigned Notary Public in and for said state and county, certifies that Dan Reeves, whose name as Clerk of the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, he, in his capacity as such Clerk, executed the same voluntarily on the same bears date.

Given under my hand and seal of office this 24 day of September, 1997.


NOTARY PUBLIC

The Grantee's address is:
400 West College Street
Columbiana, Alabama 35051

✓ This instrument was prepared by:
Thomas R. Wolsoncroft
2068 Valleydale Road
Suite C
Hoover, Alabama 35244

Martha Emily Best,
PLAINTIFF

VS

Thomas Leroy Best,
DEFENDANT

) IN THE CIRCUIT COURT OF
)
) SHELBY COUNTY, ALABAMA
)
) DOMESTIC RELATIONS DIVISION
)
) CASE NUMBER DR-96-276

ORDER

THIS CAUSE came on before the Court on Plaintiff's motion filed August 15, 1997 wherein Plaintiff moves the Court to order a conveyance of real estate awarded to Plaintiff in Paragraph 3 of the Final Judgment of Divorce between the parties in this cause. Paragraph 10 of the said Final Judgment of Divorce provided:.

"The parties shall, when and as required, execute and deliver to such other party, any and all documents releases and conveyances necessary or convenient to carry out the terms of the order."

Under Rule 70, A.R.C.P.,

"If a judgment directs a party to execute a conveyance of land or to deliver deeds or other documents...and the party fails to comply... the Court may direct the act to be done at the cost of the disobedient party by some other person appointed by the Court and the act when so done has like effect as if done by the party."

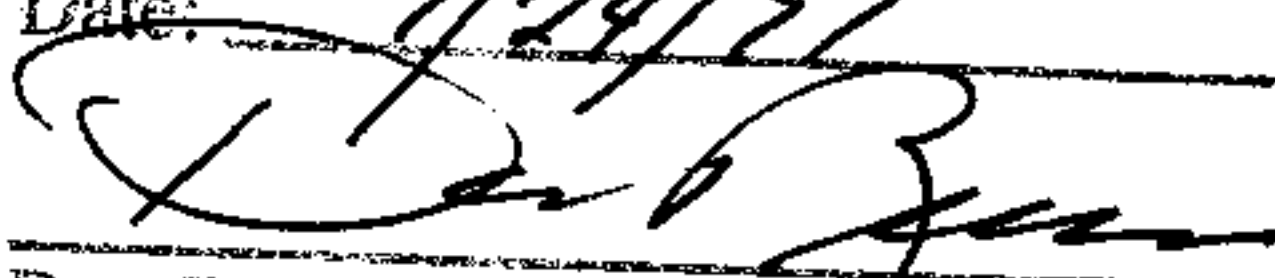
Therefore, Plaintiff's motion is **GRANTED** for the relief sought.

Accordingly, it is **ORDERED** by the Court:

That in the event the Defendant fails or refuses to execute the conveyance of real estate awarded to Plaintiff in Paragraph 3 A of the Final Judgment of Divorce between the parties within Thirty (30) days of the date of this Order, then the Clerk of this Court is empowered to transfer all rights, title, interest and equity held by Defendant to Plaintiff upon Plaintiff

Certified a true and correct copy

Date:

9/24/97


Dan Reeves, Circuit Clerk
Shelby County, Alabama

furnishing to the Clerk the appropriate legal description of said real estate and that any costs resulting from the Defendant's failure to comply shall be taxed against the Defendant.

DONE and ORDERED this 20th day of August, 1997.

D. Al Crowson

D. Al Crowson
Circuit Judge



Inst # 1997-31416

Certified a true and correct copy

Date: 9/24/97

Dan Reeves

Dan Reeves, Circuit Clerk
Shelby County, Alabama

09/29/1997-31416
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SHELBY COUNTY JUDGE OF PROBATE
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