

IN RE: THE ESTATE OF

LOINE WARD, A
A PERSON IN NEED
OF PROTECTION

IN THE PROBATE COURT OF
CHILTON COUNTY, ALABAMA

ORDER OF APPROVAL OF SALE OF WARD'S INTEREST IN
REAL ESTATE BY CONSERVATOR

This cause coming on to be heard on the 22nd day of May, 1998, upon the Petition of Robert L. Bowers, Jr., Conservator of the Estate of Loine Ward, and there being present at the Hearing, Robert L. Bowers, Jr., Conservator for the Estate of Loine Ward, and Chris Speaks, Guardian ad Litem for Loine Ward. Upon review of the Petition, the Court finds as follows:

1. That on September 22, 1997, this Court appointed the Petitioner as Conservator of the Estate of Loine Ward, and that Administration of said Conservatorship is still pending in this Court.

2. That Loine Ward is the owner of two lots located in the City of Alabaster.

3. That said real estate has been condemned by the City of Alabaster.

4. That Roy L. Martin has offered to purchase said property for \$10,000.00 cash.

5. That the Ward is permanently confined to a nursing home because of her physical condition and is thereby unable to occupy the lands and the income is needed to provide for payment of her expenses for health care, support and maintenance and therefore, the said sale of said real estate is necessary and desirable to

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1998-19641

obtain and to provide funds needed for said health care, support and maintenance.

6. That it would be in the best interest of said Ward to sell said real estate and use the proceeds thereof for her maintenance and support.

7. It appearing to this Court that the offer presented by Roy L. Martin should be approved by this Court as being in the best interest of said Ward and being reasonable.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1. That Robert L. Bowers, Jr., as Conservator for the Estate of Loine Ward, is authorized and directed to sell the real estate:

Lots 10 & 11 in Block 2 of W. J. Maxwell's survey, in Alabaster, Alabama, as shown by Map or Plat of said subdivision recorded in Map, Book 3 at Page 71, Office of Judge of Probate, of Shelby County, Alabama, according to survey of Joseph E. Conn, Jr., registered land surveyor, dated January 5, 1984.

with all improvements situated thereon to Roy L. Martin, for a total consideration of \$10,000.00.

2. That said Conservator is further authorized and directed to execute any and all documents necessary to consummate said transaction, and is also authorized and directed to pay any and all cost and charges connected with the making of said sale. In connection therewith, said Conservator specifically authorized and directed to execute a conveyance, conveying good and sufficient title to said premises to said purchaser and to execute the same for and on behalf of said Ward, Loine Ward.

3. This Court further determines that \$600.00 is a reasonable attorney fee to be paid to the Attorney for the Petitioner in this proceeding and that \$150.00 is a reasonable fee to be paid to the

Guardian ad Litem for his services in said proceedings and said Conservator is specifically herein authorized and directed to pay said attorney fees and Guardian ad Litem's fee, along with the cost of these proceeding, from the funds of this sale.

ORDERED this the 22nd day of May, 1998.

Robert M. Martin

ROBERT M. MARTIN
JUDGE OF PROBATE

COUNTY OF CHILTON, STATE OF ALABAMA
The undersigned Judge of Probate
of Chilton County, Alabama,
do hereby certify
that the foregoing is a true copy
of the original instrument of said Court
in the above stated cause,
as the same appears of record
and of file in my office in Clanton, Alabama.
Robert M. Martin
Witness my hand and the Seal of the
Judge of Probate of Chilton County, Alabama,
this 22 day of May, 1998

Inst # 1998-19641

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