

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

JAMES H. LESLIE, IV  
and JO CARROLL LESLIE  
Debtors.

Case No. 00-02176-BGC-7

ANDRE M. TOFFEL, TRUSTEE,  
Plaintiff,

v.

JAMES H. LESLIE, IV  
and JO CARROLL LESLIE,  
Defendants.

A.P. No. 00-00252

ANDRE M. TOFFEL, TRUSTEE,  
Plaintiff,

v.

JAMES H. LESLIE, IV  
and JO CARROLL LESLIE,  
and RACHEL MAE LESLIE,  
Defendants.

A.P. No. 01-00088

Inst # 2001-30738

07/24/2001-30738  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.00  
002 CH

TRUSTEE'S DEED

This indenture, made this the 26th day of June, 2001, by and between Andre M. Toffel, as and only as the Trustee of the above-named debtor's bankruptcy estate, James H. Leslie, IV, and Jo Carroll Leslie, be it therefore witnesseth that:

**WHEREAS**, James H. Leslie, IV, and Jo Carroll Leslie ("Debtors") filed a voluntary petition for relief in the United States Bankruptcy Court for the Northern District of Alabama ("Bankruptcy Court"), under Chapter 7 under Title 11 of the United States Code ("Bankruptcy Code"), on or about April 7, 2000;

**WHEREAS**, Andre M. Toffel, was appointed Trustee of the Debtors' bankruptcy estate by Order of the Bankruptcy Court, and Andre M. Toffel having qualified as such Trustee, and entered into a proper bond, and Andre M. Toffel having continued to act and now acting and serving in such capacity as Trustee;

**WHEREAS**, Andre M. Toffel filed the above styled adversary proceeding seeking, inter alia, a turnover and surrender of possession of certain property of the bankruptcy estate consisting of real estate in Shelby County, Alabama, upon which is residential dwelling;

**WHEREAS**, the Debtors each disputed the Trustee's contentions;

**WHEREAS**, the Trustee and the Debtors entered into a compromise in settlement of this matter and have petitioned the Bankruptcy court for approval of said compromise; and

**WHEREAS**, the Bankruptcy Court did ratify, approve and confirm said compromise on the 25th day of June, 2001.

STONELAND, ALABAMA  
OFFICE OF THE CLERK  
JULY 25, 2001  
JULY 25, 2001

**NOW THEREFORE**, Andre M. Toffel, as and only as Trustee of the bankruptcy estate of James H. Leslie, IV, and Jo Carroll Leslie, in consideration of the power and authority vested in him as Trustee, and upon the payment to him of the sum of \$30,000.00, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey to James H. Leslie, IV, and Jo Carroll Leslie ("Grantees"), all his right, title, interest and claim in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 35, according to the survey of High Chaparral, Sector B, as recorded in Map Book 16, Page 69, A, B, and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


**SUBJECT, HOWEVER, TO THE FOLLOWING:**

**TOFFEL HAS MADE NO AFFIRMATION OF FACT AND HAS MADE NO PROMISE RELATING TO THE REAL PROPERTY SUBJECT TO THIS CONVEYANCE WHICH HAS BECOME ANY BASIS OF THE BARGAIN MADE OR HAS CREATED OR AMOUNTED TO AN EXPRESSED WARRANTY THAT THE REAL PROPERTY DESCRIBED HEREIN ABOVE CONFORMS TO ANY SUCH AFFIRMATION OR PROMISE.**

**TOFFEL IS SELLING THE BANKRUPTCY ESTATE'S INTEREST IN THE ABOVE-DESCRIBED REAL PROPERTY "AS IS", "WHERE IS", AND DISCLAIMS ANY IMPLIED WARRANTIES WITH RESPECT TO SUCH REAL PROPERTY.**

**TO HAVE AND TO HOLD**, said real property, unto said Grantees, James H. Leslie, IV, and Jo Carroll Leslie, their heirs and assigns, forever, subject however, to those exceptions noted above.

**WITNESS WHEREOF**, ANDRE M. TOFFEL has hereunto set his hand and seal on this the 26<sup>th</sup> day of June, 2001.

  
Andre M. Toffel, as and only as  
Trustee of the bankruptcy estate of  
James H. Leslie, IV, and Jo Carroll Leslie

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned authority, a notary public in and for said state and county, hereby certify that Andre M. Toffel, whose name as Trustee of the bankruptcy estate of James H. Leslie, IV, and Jo Carroll Leslie, is signed the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, in his capacity as Trustee, executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 26<sup>th</sup> day of June, 2001.

Inst # 2001-30738

  
Notary Public

My commission expires: 3/7/04

07/24/2001-30738  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00