20030925000647210 Pg 1/13 68.00 Shelby Cnty Judge of Probate, AL 09/25/2003 14:39:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)



CLERK'S DEED TO ROBERT J. WHORTON

Know All Men by These Presents, That Whereas, on the 17th day of April, 2003, a decree was rendered by the Circuit Court of Shelby County, Alabama, in a certain cause pending in said court, said cause being entitled Nancy W. Clark, et al. v. Dr. Robert J. Whorton, et al., Civil Action No.: CV 2002-1097, in whereby it was ordered and decreed by the court that 115.79 acres is partitioned and deeded to defendant Robert J. Whorton who owns an undivided 29.51% of the 392.36 acre tract (115.79 acres) was approved and ratified by the court, and further ordered that the Circuit Clerk execute and deliver to Robert J. Whorton a deed conveying all the right, title, claim and interest of all defendants in said cause, in and to said land.

NOW THEREFORE, I, Mary H. Harris, Clerk of the Circuit Court of Shelby County,

Alabama, under and by virtue of the authority vested in me by the decree of said court dated

April 17, 2003, a copy of which is attached as "Exhibit 1" to this deed, do hereby grant,

bargain, sell and convey unto Robert J. Whorton all the right, title, claim and interest of the said

plaintiffs and defendants to this cause, namely Nancy Clark, individually and as executrix of the

estate of Ruby W. Woolley, Shirley Clark as executrix of the estate of Leah Fuller, William M.

Whorton, Jr., individually and as executor of the estate of William M. Whorton, Sr., Betty Haag,

individually and as executrix of the estate of William M. Whorton, Sr., William M. Whorton, III,

Della Scott Whorton, Kate Whorton Waters, William M. Whorton, IV, Mary Whorton Zarconi,

Elizabeth Whorton Cook, Christopher Whorton Cook and David James Chambers, (minors who

Shower

take under the will of William M. Whorton, Sr. and who have Vonda Felton as guardian ad litem), in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to wit:

From a railroad spike at the N.E. corner of Section 29, T20S-R1E, run thence West along the North boundary of said Section 29 a distance of 331.51 feet to a 1/2" rebar; thence turn 90°43'28" left and run 13.23 feet to a 1/2" rebar on a fence line, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1326.43 feet to a 1/2" rebar; thence turn 89°11'37" left and run 288.79 feet to a 1/2" rebar on the Westerly boundary of Shelby County Highway #55 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 01°04'43" and tangents of 99.58 feet; thence turn 90°21'58" right and run a chord distance of 29.34 feet to the P.T.; thence turn 00°04'47" right and run 461.63 feet along said highway boundary to the P.C. of a curve concave left, having a delta angle of 03°10'07" and tangents of 200.00 feet; thence turn 00°42'33" left and run a chord distance of 179.01 feet to a 1/2" rebar on said curve boundary; thence turn 90°18'17" right and run 1269.67 feet to a 1/2" rebar on the West boundary of the SE1/4-NE1/4 according to sized Section 29, T20S-R1E; thence turn 89°06'55" right and run 669.12 feet to a 1/2" rebar at the S.E. corner of the NW1/4-NE1/4 according to said sized Section 29; thence turn 89°09'22" left and run 2153.34 feet to a 1/2" rebar that is 496.50 feet East of the S.W. corner of the NE1/4–NW1/4 according to said sized Section 29; thence turn 89°03'26" right and run 1335.18 feet to a 1/2" rebar on the North boundary of said NE1/4-NW1/4, said point being 496.50 feet East of a 1/2" rebar at the N.W. corner of said NE1/4-NW1/4; thence turn 90°51'37" right and run 829.55 feet to a 1/2" rebar at the N.W. corner of the NW1/4-NE1/4 according to said sized Section 29; thence continue along said course a distance of 1326.05 feet to a 1/2" rebar at the N.W. corner of the NE1/4-NE1/4 according to said sized Section 29; thence turn 74°12'02" right and run 29.58 feet to a 1/2" rebar on a fence line; thence turn 75°05'01" left and run 986.77 feet along a fence line to the point of beginning of herein described parcel of land, containing 115.79 acres, situated in the NE1/4-NW1/4 and the N1/2-NE1/4 and the N1/2-SE1/4-NE1/4 of Section 29, T20S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.

According to survey of Sam W. Hickey, RLS #4848, dated April 4, 2003.

To have and to hold unto said Robert J. Whorton, his heirs and assignees forever.

The aforesaid property does not constitute the homestead of any of the aforesaid parties.

IN WITNESS WHEREOF, I have here as	nd to signed my name as clerk aforesaid, and
have affixed the seal of this Court, this the 30	day of
Cle	ry H. Harris, rk of the Circuit Court of elby County, Alabama
STATE OF ALABAMA) SHELBY COUNTY)	GENERAL ACKNOWLEDGMENT
said State, hereby certify that Mary H. H. Court of Shelby County, Alabama, is signed to the me, acknowledged before me on this day, that, b	, a Notary Public, in and for said County, in arris, whose name as Clerk of the Circuit he foregoing conveyance, and who is known to eing informed of the contents of the conveyance, secuted the same voluntarily on the day the same
Given under my hand and official seal the	is <u>30</u> day of <u>April</u> , 2003.
	Low L. Lanely
	Notary Public: My Commission Expires: MY COMMISSION EXPIRES AUG. 16, 2003

. . .

EXHIBIT "1"

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

NANCY W. CLARK, INDIVIDUALLY, et al.))
Plaintiffs,) CIVIL ACTION NO.: 2002-1097
V.) }
DR. ROBERT J. WHORTON, et al.	
Defendants.	

FINAL ORDER AUTHORIZING SALE AND ISSUANCE OF CLERK'S DEED

This cause came on to be heard by the Court on April 17, 2003 on the complaint of Plaintiffs for a sale for division. Present at the hearing on this matter were W. L. Longshore, Jr. and W. L. Longshore, III for Plaintiffs Nancy W. Clark and Shirley E. Clark, Mark M. Gibson for Defendant Robert J. Whorton and Vonda Felton as guardian ad litem for minor David James Chambers, minor Christopher Whorton Cook. After hearing the testimony and evidence presented at the trial of this matter, the Court hereby issues the following findings of fact:

FINDINGS OF FACT

- 1. That all the parties to this proceeding are over the age of nineteen (19) years and are of sound mind with the exceptions of the two persons represented by the guardian ad litem as noted above. Only defendant Robert J. Whorton has filed an answer with the rest of the defendants failing to respond to the complaint.
- 2. The entire property owned by plaintiffs, defendants and other heirs who have already quitclaimed their interests to plaintiff Nancy Clark is 392.36 acres situated in Shelby County, Alabama, being described as follows:

From a railroad spike at the NE corner of Section 29, T20S-R1E, run thence West along the North boundary of said Section 29 a distance of 331.51 feet to a 1/2" rebar; thence turn $90^{\circ}43'28$ " left and run 13.23feet to a 1/2" rebar on a fence line, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1326.43 feet to a 1/2" rebar; thence turn 89°11'37" left and run 288.79 feet to a 1/2" rebar on the Westerly boundary of Shelby County Highway #55 (80'R.O.W.), said point being on a curve concave right, having a delta angle of 01°04'43" and tangents of 99.58 feet; thence turn 90°21'38" right and run a chord distance of 29.34 feet to the P.T.; thence turn 00°04'47" right and run 461.63 feet along said highway boundary to the P.C. of a curve concave left, having a delta angle of 03°10'07" and tangents of 200.00 feet; thence turn 01°35'03" left and run a chord distance of 399.85 feet to the P.T.; thence turn 01°35'03" left and run 208.47 feet along said highway boundary to the P.C. of a curve concave right; having a delta angle of 02°11'02" and tangents of 99.17 feet; thence turn 01°05'31" right and run a chord distance of 198.30 feet to the P.T.; thence turn 01°05'31" left and run 1382.76 feet along said highway boundary to a 1/2" rebar on a fence line; thence turn 89°35'54" right and run 1608.33 feet along a fence line to a 1/2" rebar on the South boundary of the NW 1/4 - SE 1/4 of Section 29, T20S-R1E; thence turn 01°06'22" right and run 990.05 feet to a 1" pipe at the S.W. corner of the NW 1/4 - SE 1/4 according to sized Section 29, T20S-R1E; thence turn 88°56'29" right and run 1336.35 feet to a 1/2" pipe at the S.E. corner of the SE 1/4 - NW 1/4according to said sized Section 29; thence turn 89°01'26" left and run 1323.79 feet to a 1/2" rebar at the S.E. corner of the SW 1/4 - NW 1/4according to sized Section 29; thence continue along said course a distance of 1323.79 feet to a 5/8" rebar at the corner of said SW 1/4 – NW 1/4; thence turn 88°55'27" right and run 1332.58 feet to a 1/2" rebar at the S.W. corner of the NW 1/4 – NW 1/4 according to sized Section 29; thence continue along said course a distance of 1332.58 feet to a 1/2" crimped pipe at the N.W. corner of Section 29, T20S-R1E; thence turn 90°54'39" right and run 1326.05 to a 1/2" rebar at the N.W. corner of the NE 1/4 - NW 1/4 according to said sized Section 29; thence continue along said course a distance of 1326.05 feet to a 1/2" rebar at the N.W. corner of the NW 1/4 – NE 1/4 according to said sized Section 29; thence continue along said course a distance of 1326.05 feet to a 1/2" rebar at the N.W. corner of the NE 1/4 – NE 1/4according to said sized Section 29; thence turn 74°12'02" right and run 29.58 feet to a 1/2" rebar on a fence line; thence turn 75°05'01" left and run 986.77 feet along a fence line to the point of beginning of herein described parcel of land, containing 392.36 acres, situated in the N 1/2 - SE 1/4 and the N 1/2 of Section 29, T20S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.

3. The property in question requested to be sold for division is 276.57 acres of the aforesaid 392.36 acres per the survey of Sam W. Hickey of April 4, 2003, situated in Shelby County, Alabama being described as follows:

From a railroad spike at the N.E. corner of Section 29, T20S-R1E, run thence West along the North boundary of said Section 29 a distance of 331.51 feet to a 1/2" rebar; thence turn 90°43'28" left and run 13.23 feet to a 1/2" rebar on a fence line; thence continue along said course a distance of 1326.43 feet to a 1/2" rebar; thence turn 89°11'37" left and run 288.79 feet to a 1/2" rebar on the Westerly boundary of Shelby County Highway #55 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 01°04'43" and tangents of 99.58 feet; thence turn 90°21'58" right and run a chord distance of 29.34 feet to the P.T.; thence turn 00°04'47" right and run 461.63 feet along said highway boundary to the P.C. of a curve concave left, having a delta angle of 03°10'07" and tangents of 200.00 feet; thence turn 00°42'33" left and run a chord distance of 179.01 feet to a 1/2" rebar on said curve boundary, being the point of beginning of herein described parcel of land; thence turn 01°35'03" left and run a chord distance of 220.87 feet to the P.T.; thence turn 01°35'03" left and run 208.47 feet along said highway boundary to the P.C. of a curve concave right, having a delta angle of 02°11'02" and tangents of 99.17 feet; thence turn 01°05'31" right and run a chord distance of 198.30 feet to the P.T.; thence turn 01°05'31" right and run 1382.76 feet along said highway boundary to a 1/2" rebar on a fence line; thence turn 89°35'54" right and run 1608.33 feet along a fence line to a 1/2" rebar on the South boundary of a NW1/4-SE1/4 of sized Section 29, T20S-R1E; thence turn 01°06'22" right and run 990.05 feet to a 1" pipe at the S.W. corner of the NW1/4-SE1/4 according to sized Section 29, T20S-R1E; thence turn 88°56'29" right and run 1336.35 feet to a 1/2" pipe at the S.E. corner of the SE1/4-NW1/4 according to said sized Section 29; thence turn 89°01'26" left and run 1323.79 feet to a 1/2" rebar at the S.E. corner of the SW1/4-NW1/4 according to sized Section 29; thence continue along said course a distance of 1323.79 feet to a 5/8" rebar at the S.W. corner of said SW1/4-NW1/4; thence turn 88°55'27" right and run 1332.58 feet to a 1/2" rebar at the S.W. corner of the NW1/4-NW1/4 according to sized Section 29; thence continue along said course a distance of 1332.58 feet to a 1/2" crimped pipe at the N.W. corner of Section 29, T20S-R1E; thence turn 90°54'39" right and run 1326.05 feet to a 1/2" rebar at the N.W. corner of the NE1/4-NW1/4 according to said sized Section 29; thence continue along said course a distance of 496.50 feet to a 1/2" rebar; thence turn 89°08'23" right and run 1335.18 feet to a 1/2" rebar on the North boundary of the SE1/4-NW1/4 according to said sized Section 29; thence turn 89°03'26" left and run 2153.34 feet to a 1/2" rebar at the N.W. corner of the SE1/4-NE1/4 according to said sized

Section 29; thence turn 89°09'22" right and run 669.12 feet along the West boundary of said SE1/4-NE1/4 to a 1/2" rebar; thence turn 89°06'55" left and run 1269.67 feet to the point of beginning of herein described parcel of land, containing 276.57 acres, situated in the NW1/4 and the S1/2-NE1/4 and the N1/2-SE1/4 of Section 29, T20S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.

4. The remaining 115.79 acres is requested to be partitioned and deeded to defendant Robert J. Whorton who owns an undivided 29.51% of the 392.36 acre tract (115.79 acres). This tract has been surveyed by Sam W. Hickey in a survey dated April 4, 2003, and is described as follows:

From a railroad spike at the N.E. corner of Section 29, T20S-R1E, run thence West along the North boundary of said Section 29 a distance of 331.51 feet to a 1/2" rebar; thence turn 90°43'28" left and run 13.23 feet to a 1/2" rebar on a fence line, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1326.43 feet to a 1/2" rebar; thence turn 89°11'37" left and run 288.79 feet to a 1/2" rebar on the Westerly boundary of Shelby County Highway #55 (80' R.O.W.), said point being on a curve concave right, having a delta angle of 01°04'43" and tangents of 99.58 feet; thence turn 90°21'58" right and run a chord distance of 29.34 feet to the P.T.; thence turn 00°04'47" right and run 461.63 feet along said highway boundary to the P.C. of a curve concave left, having a delta angle of 03°10'07" and tangents of 200.00 feet; thence turn 00°42'33" left and run a chord distance of 179.01 feet to a 1/2" rebar on said curve boundary; thence turn 90°18'17" right and run 1269.67 feet to a 1/2" rebar on the West boundary of the SE1/4— NE1/4 according to sized Section 29, T20S-R1E; thence turn 89°06'55" right and run 669.12 feet to a 1/2" rebar at the S.E. corner of the NW1/4— NE1/4 according to said sized Section 29; thence turn 89°09'22" left and run 2153.34 feet to a 1/2" rebar that is 496.50 feet East of the S.W. comer of the NE1/4-NW1/4 according to said sized Section 29; thence turn 89°03'26" right and run 1335.18 feet to a 1/2" rebar on the North boundary of said NE1/4-NW1/4, said point being 496.50 feet East of a 1/2" rebar at the N.W. corner of said NE1/4-NW1/4; thence turn 90°51'37" right and run 829.55 feet to a 1/2" rebar at the N.W. corner of the NW1/4-NE1/4 according to said sized Section 29; thence continue along said course a distance of 1326.05 feet to a 1/2" rebar at the N.W. corner of the NE1/4-NE1/4 according to said sized Section 29; thence turn 74°12'02" right and run 29.58 feet to a 1/2" rebar on a fence line; thence turn 75°05'01" left and run 986.77 feet along a fence line to the point of beginning of herein described parcel of land, containing 115.79 acres, situated in the NE1/4-NW1/4 and the N1/2-NE1/4 and the N1/2-SE1/4-NE1/4 of Section 29, T20S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.

- 5. The title to this 392.36 acre property, as divided into the 2 aforesaid parcels, is vested in the following persons or estates as tenants in common: the Estate of Leah Whorton Fuller, deceased, probate case number 38-195 in the Probate Office of Shelby County, Alabama (as to an undivided one-fourth interest); the Estate of Ruby Whorton Woolley, deceased, probate case number 40-038 in the Probate Office of Shelby County, Alabama (as to an undivided one-fourth interest); Robert J. Whorton (as to an undivided one-fourth interest); and the Estate of Estelle Geneva Whorton, deceased, not probated (as to an undivided one-fourth interest). Estelle Geneva Whorton died in 1977, and her estate was never probated.
- Estelle G. Whorton's heirs include individuals who were made defendants in 6. this case and others who were not made defendants or subsequently dismissed as defendants who gave quit claim deeds to their interest in the property to Nancy W. Clark, as Executrix of the Estate of Ruby W. Woolley, in order to transfer title to the property in a sale. Those heirs of Estelle Geneva Whorton who have given deeds to Nancy W. Clark as Executrix of the Estate of Ruby W. Woolley are Michael Drue Whorton, Ronnie Paul Whorton, James Donald Whorton, James R. Biddle, William R. Ray, Jr., Marshall Ray, Stanley Ray, Carolyn Ray Lambert, Betty Haag, Stephen Christian Kent and Stephen Christian Kent as administrator of the estate of Kathryn Kent. The remaining heirs of Estelle Geneva Whorton are either the plaintiffs or defendants in this action. Some of the named defendants are not direct heirs or descendants of Estelle G. Whorton, but are named in the will of William M. Whorton, Sr., deceased, (brother of Estelle G. Whorton) whose estate in Texas is still open, or are named in the will of Issac Whorton (deceased brother of Estelle Whorton) whose estate was closed in 1994. Those defendants are William M. Whorton, Jr., Betty Haag, Christopher Whorton Cook and David James Chambers.

- 7. Attached as Exhibits 1 and 2 to this order are the Whorton Family Tree and Heirs of Estelle Geneva Whorton.
- 8. Plaintiffs' complaint requests the Court to approve a contract between plaintiffs and purchaser TCAD, L.L.C., said contract being attached to the complaint and is dated June 7, 2002 (the contract was assigned from purchaser Alan Dreher to TCAD, L.L.C., of which he is a member). The contract has a purchase price of \$3,500.00 per acre. The survey of Sam Hickey of the property dated April 4, 2003 indicates that there are 276.57 acres in the property to be sold for division making the contract sales price \$967,995.00.
- 9. Based on the appraisal of William E. Bliss dated February 18, 2003, the contract sales price is at or higher than his opinion of the fair market or appraised value of the property (\$3,300.00 per acre). Further testimony was given by plaintiff Nancy Clark and Larry Cain, real estate agent, that the contract sales price was at or above the fair market value of the property. The Court hereby finds that the contract price is not below fair market value and is reasonable.
- 10. The Court finds that plaintiffs have incurred expenses in prosecuting this action totaling \$10,279.38 the survey of the property, appraisal of the property, payment of taxes and other expenses for prosecution of this case.
- 11. Counsel for the plaintiffs have requested an attorneys' fee of 7% of the sales price of the aforesaid property, and have testified that they have spent over 100 hours on this case. Further testimony was given by attorney Michael T. Atchison that said fee request was reasonable. The Court finds that the requested fee of 7% of the sales price is reasonable.

It is therefore ORDERED, ADJUDGED, AND DECREED by the Court:

- 1. That the 115.79 tract hereinabove described is partitioned off of the 392.36 tract and is to be deeded to Robert J. Whorton by the Circuit Clerk of Shelby County, Alabama on behalf of all the parties to this action.
- 2. That due to the large number of heirs, the remaining 276.57 acres described hereinabove cannot be equitably divided or partitioned in kind between the tenants in common without a sale thereof.
- 3. That it is necessary that said 276.57 acres be sold for the purpose of making an equitable division of the proceeds between the tenants in common, and that it is in the best interest of the tenants in common that the real estate be sold for a division of the proceeds thereof.
- 4. That the contract entered into between plaintiffs and Alan Dreher and assigned to TCAD, L.L.C. is reasonable and brings a reasonable fair market price to all of the owners of the property, and the Court hereby approves, ratifies and confirms said contract and orders the Circuit Clerk of Shelby County, Alabama to execute a deed for all defendants to this action conveying the subject property to TCAD, L.L.C. thereby conveying all the right, title and interest of the defendants in this action, in and to said real estate herein above described.
- 5. That at the closing of this contract, that plaintiff Shirley Clark, as executrix of the estate of Leah Fuller, be reimbursed their reasonable expenses in the amount of \$10,279.38.
- 6. That the firm of Longshore, Buck & Longshore, P.C. be paid the sum of \$67,759.65 from the proceeds of the sale.
- 7. The court awards a guardian ad litem fee to Vonda Felton in the amount of \$\frac{10000}{10000}\$ to be paid from the sales proceeds.

8. Once the above expenses and other closing costs per the contract including real estate commissions are deducted from the sale proceeds, the owners of the property shall receive the following percentages of the net sale proceeds:

• Estate of Ruby W. Woolley	41.86 percent
Estate of Leah W. Fuller	41.86 percent
Estate of William M. Whorton, Sr.	5.06 percent
Betty Haag	.18 percent
· William M. Whorton, Jr.	.18 percent
Estate of Kathryn Kent	.18 percent
William R. Ray, Jr.	2.79 percent
Marshall Ray	.89 percent
Stanley Ray	.89 percent
Carolyn Ray Lambert	.89 percent
Michael Drue Whorton	.87 percent
Ronnie Paul Whorton	.87 percent
James Donald Whorton	.87 percent
James Biddle	2.58 percent
TOTAL	100.00 percent
	4.1

9. That court costs be taxed as paid.

Dated this day of April, 2003

Hub Harrington, Circuit Judge

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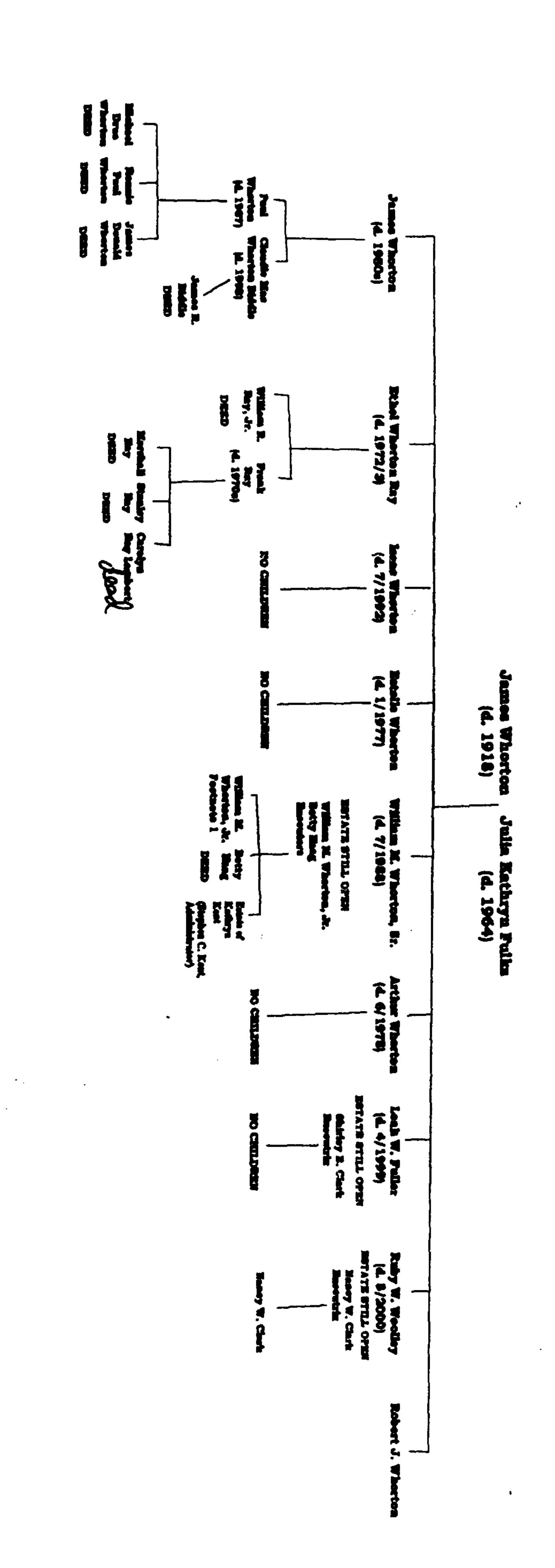


Exhibit 1

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