

**TRUSTEE'S DEED**

This Deed, made the 11<sup>th</sup> day of August, 2004, between the Bankruptcy Estate of Designer Built Solutions, LLC, by and through its duly appointed Trustee in bankruptcy, Andre M. Toffel, in his capacity as Trustee and not individually, in Case Number 04-3204, United States Bankruptcy Court, Northern District of Alabama, Southern Division (hereinafter referred to as "Grantor"), and Liberty Savings Bank, FSB (hereinafter referred to as "Grantee"), pursuant to and authorized by order of the said Bankruptcy Court dated July 28, 2004, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

**WITNESSETH:**

WHEREAS, on April 8, 2004, a voluntary petition for relief under Chapter 7 of the Bankruptcy Code was filed by the Debtor, Designer Built Solutions, LLC, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number 04-3204; and

WHEREAS, on or about April 15, 2004, Grantor was duly appointed as Trustee of said estate, that he qualified as such Trustee, and entered into proper bond, and that Grantor has continued to act and is now acting and serving as such Trustee; and

WHEREAS, notice was issued to all parties in said bankruptcy case, as required by the Clerk's certificate of those to whom notice is required, pursuant to the "Trustee's Third Motion for Authority to Sell Property of the Estate by Private Sale Free and Clear of Liens and Other Interests" and the Bankruptcy Court having issued its order authorizing and approving the sale, which order is attached hereto as Exhibit A.

NOW, THEREFORE, by virtue of the power and authority granted to the Grantor to sell property of the bankruptcy estate pursuant to the provisions of 11 U.S.C. §363, and in

consideration of the sum of \$2,500.00, in the lawful money of the United States and other good and valuable consideration, to him in hand paid by the Grantee, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all of the Grantor's right, title and interest in and to the following described non homestead real property located in Shelby County, Alabama, to wit:

LOT 22, ACCORDING TO THE MAP AND SURVEY OF BENT RIVER COMMONS, 1<sup>ST</sup> SECTOR, AS RECORDED IN MAP 20, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Together with all the appurtenances, fixtures and improvements thereon.


This conveyance is made free and clear of all liens and encumbrances as authorized by that certain order of the United States Bankruptcy Court dated July 28, 2004, attached as Exhibit A, but is made subject to all restrictions and exceptions of record.

To have and to hold unto the said Liberty Savings Bank, FSB, in fee simple, its successors and assigns, forever, said real property being conveyed "as is" and Grantor gives no guaranty or warranty regarding the condition, fitness or environmental status of the real property contained herein.

IN WITNESS WHEREOF, the Grantor, in his representative capacity as Trustee in bankruptcy, and not individually, has hereunto set his hand and seal the day and year first above written.

The Bankruptcy Estate of Designer Built Solutions, LLC

  
WITNESS

By  as Trustee  
Andre M. Toffel, as and only as Trustee in  
bankruptcy, not individually

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Andre M. Toffel, as Trustee in bankruptcy and not individually, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he voluntarily executed the same on the day the same bears date.

Given under my hand and seal this the 11<sup>th</sup> day of August, 2004.

Janet R. Craft  
NOTARY PUBLIC  
My Commission Expires: 2/7/07