

Elsie Loveless


1325 Woodbury Place
Stewart Ala 35147

THIS INSTRUMENT WAS PREPARED BY:

✓ MIKE T. ATCHISON, ATTORNEY AT LAW
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

CLERK'S DEED OF PRIVATE SALE


20060317000124010 1/6 \$58.00
Shelby Cnty Judge of Probate,AL
03/17/2006 08:23:42AM FILED/CERT

Know All Men by These Presents, That Whereas on the 20th day of November, 2005, an order was rendered by the Circuit Court of Shelby County, Alabama, in a certain case pending in said court, said cause being entitled Lora Johnson vs. Joe Donald Johnson; the heirs at law of Joe Donald Johnson, and all unknown Parties A, B, & C, Civil Action No.: CV-2004-1375, authorizing the sale of the property which is the subject of the suit; and Whereas, that certain contract between plaintiffs and purchaser, Elsie Loveless, dated January 11, 2006, was approved and ratified by the court by the granting of Joint Motion dated 25th January, 2006, as amended by Amendment to Joint Motion, dated 15 February, 2006, and granted on 17th day of February, 2006, which further ordered that the Circuit Clerk execute and deliver to Elsie Loveless, a deed conveying all the right, title, claim, and interest of all parties in said cause, in and to said land.

NOW THEREFORE, in consideration of the premises and the payment of the total purchase price of \$31,000.00, to the closing attorney, Mike T. Atchison, I, Mary 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 January 25, 2006, and Amended Decree dated February 17, 2006, a copy of which is attached as "Exhibit 1" to this deed, do hereby grant, bargain, sell and convey unto Elsie Loveless, all of the right, title claim and interest of all of the parties to this cause, namely Lora Johnson; Joe Donald Johnson (who has Daniel A. Crowson, Jr., as guardian ad litem); the heirs at law of Joe Donald Johnson (who has Daniel A. Crowson, Jr. as guardian ad litem); and all unknown Parties A, B, & C, (who also have Daniel A. Crowson, Jr., as guardian ad litem), in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

A tract of land in SW 1/4 of the NE 1/4 and in the SE 1/4 of NW 1/4 of Section 30, Township 19 South, Range 1 East, described as follows:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of said Section and run North 2 degrees 30 minutes West 159 feet to the South

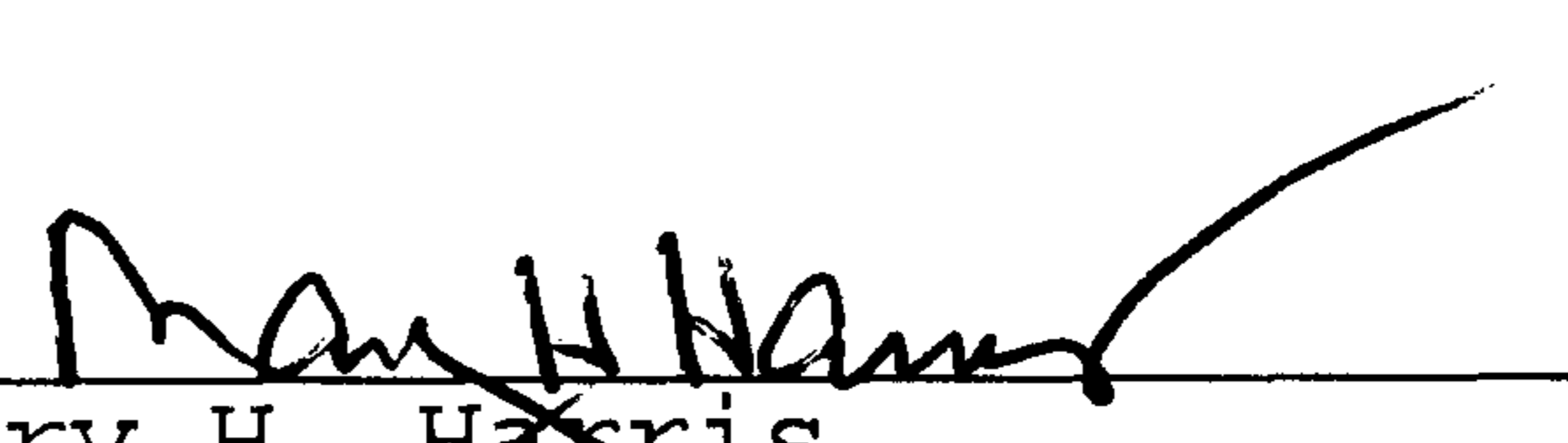
Shelby County, AL 03/17/2006
State of Alabama

Deed Tax: \$31.00

right of way line of Florida Short Route Highway; thence along said Highway right of way North 73 degrees West 73 feet to a point; thence run South 2 degrees 30 minutes East 210 feet to point of beginning; thence run South 73 degrees East and parallel with South right of way line of said Highway 460 feet; thence South 2 degrees 30 minutes East 210 feet; thence North 73 degrees West and parallel with South right of way of said Highway 210 feet; thence South 2 degrees 30 minutes East 30 feet; thence North 73 degrees West and parallel with South line of said Highway 250 feet; thence run North 2 degrees 30 minutes 240 feet to the point of beginning.
Situated in Shelby County, Alabama.

To have and to hold unto Elsie Loveless, her heirs and assignees forever.

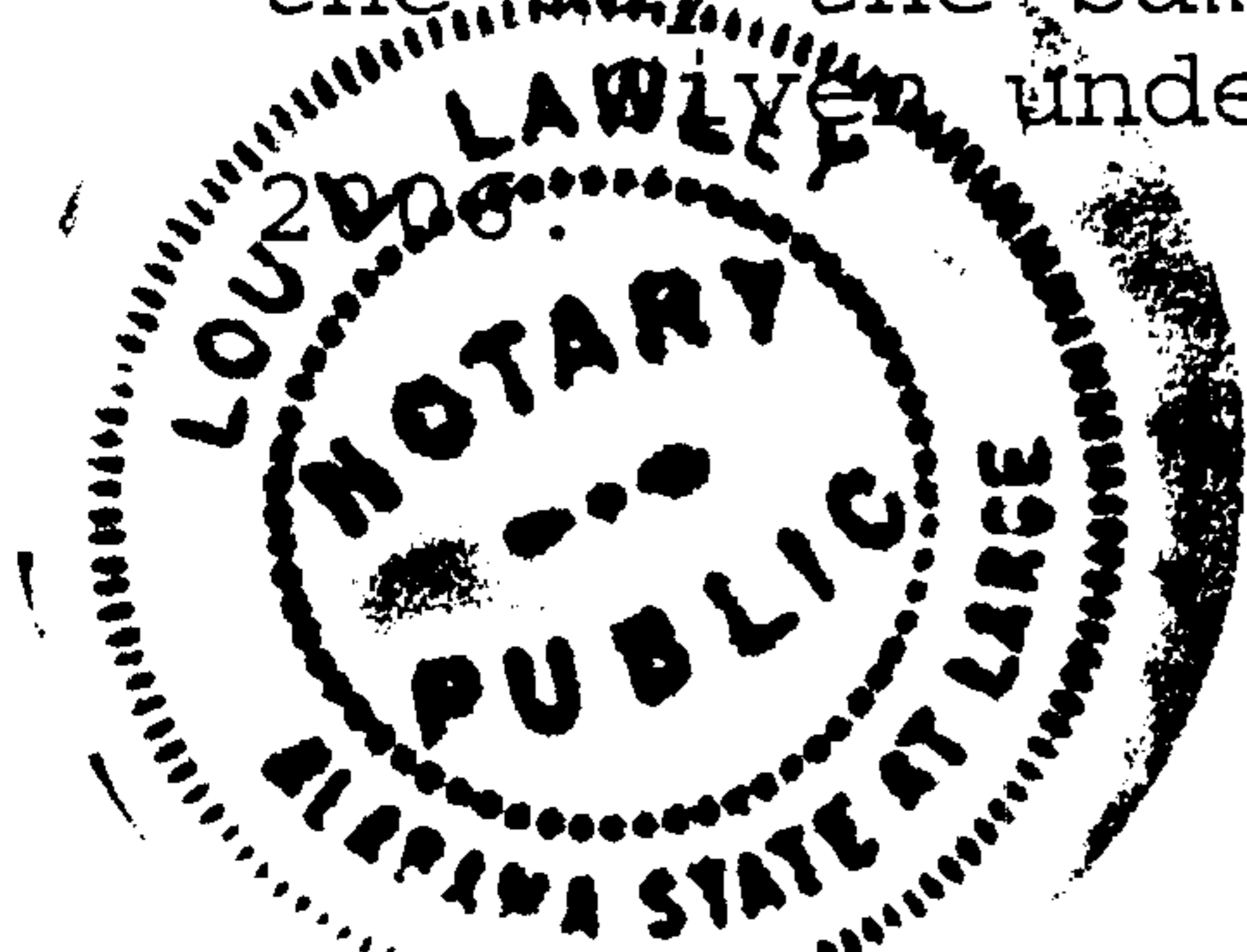
IN WITNESS WHEREOF, I have hereunto signed my name as clerk aforesaid, and have affixed the seal of this Court, this the 22nd day of February, 2006.


Mary H. Harris,
Clerk of the Circuit Court of
Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mary H. Harris, 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 day, that, being informed of the contents of the conveyance, she, in her capacity as such Clerk, executed the same voluntarily on the day the same bears date.

under my hand and official seal, this 22nd day of February,




Notary Public

My commission expires: 8/16/2007

Exhibit "1"



20060317000124010 3/6 \$58.00
Shelby Cnty Judge of Probate, AL
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IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

LORA JOHNSON
PLAINTIFF

vs.

CASE NO. CV 2004-1375 ✓

JOE DONALD JOHNSON; THE HEIRS AT
LAW OF JOE DONALD JOHNSON,
AND ALL UNKNOWN PARTIES A, B & C,
AND THE FOLLOWING DESCRIBED PROPERTY,
TO-WIT:

A tract of land in SW 1/4 of the NE 1/4
and in the SE 1/4 of NW 1/4 of Section
30, Township 19 South, Range 1 East,
described as follows:

Begin at the SE corner of the NE 1/4 of
the NW 1/4 of said Section and run North
2 degrees 30 minutes West 159 feet to the
South right of way line of Florida Short
Route Highway; thence along said Highway
right of way North 73 degrees West 73 feet
to a point; thence run South 2 degrees 30
minutes East 210 feet to point of beginning;
thence run South 73 degrees East and
parallel with South right of way line of
said Highway 460 feet; thence South 2
degrees 30 minutes East 210 feet; thence
North 73 degrees West and parallel with
South right of way of said Highway 210
feet; thence South 2 degrees 30 minutes
East 30 feet; thence North 73 degrees West
and parallel with South line of said Highway
250 feet; thence run North 2 degrees 30
minutes 240 feet to the point of beginning.
Situated in Shelby County, Alabama.

DEFENDANTS

RECEIVED AND FILED
MARY H. HARRIS

JAN 23 2006

CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

J O I N T M O T I O N

WHEREAS, Order was issued on November 20, 2005, authorizing the sale of the property which is the subject of this lawsuit; and

WHEREAS, Plaintiff has obtained an appraisal of the property with a valuation of \$30,000.00, which appraisal is attached hereto as Exhibit "A"; and

WHEREAS, Plaintiff listed the property with Down South Realty, Inc.; and

WHEREAS, Down South Realty, Inc. has submitted a contract for \$31,000.00, which is attached hereto as Exhibit "B", subject to court approval; and

WHEREAS, said contract appears to be in order and the sales price is certainly in line with the appraised value; and

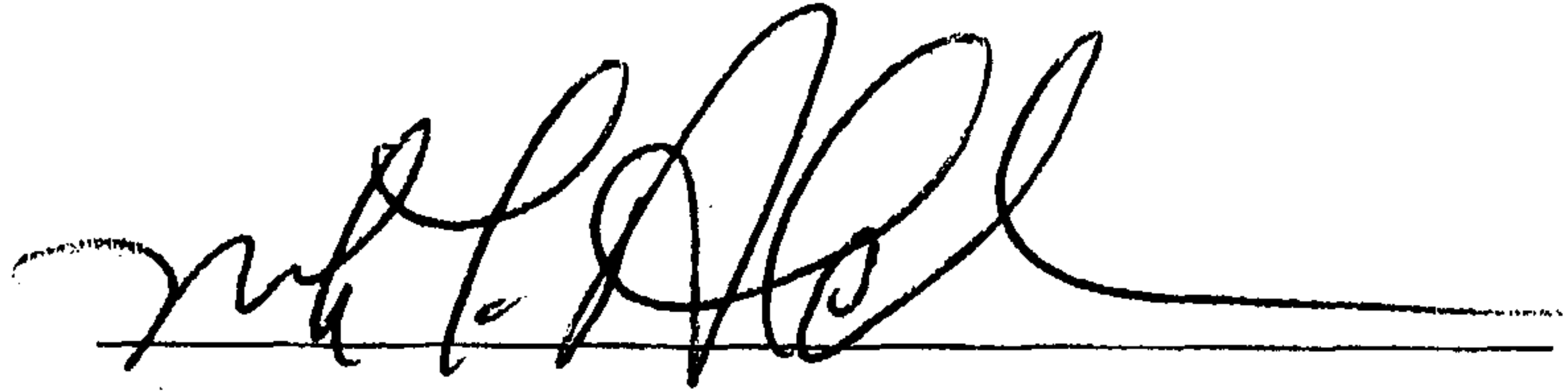
WHEREAS, Daniel A. Crowson, Jr. was appointed as Guardian Ad Litem in this

20060317000124010 4/6 \$58.00
Shelby Cnty Judge of Probate, AL
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case; and

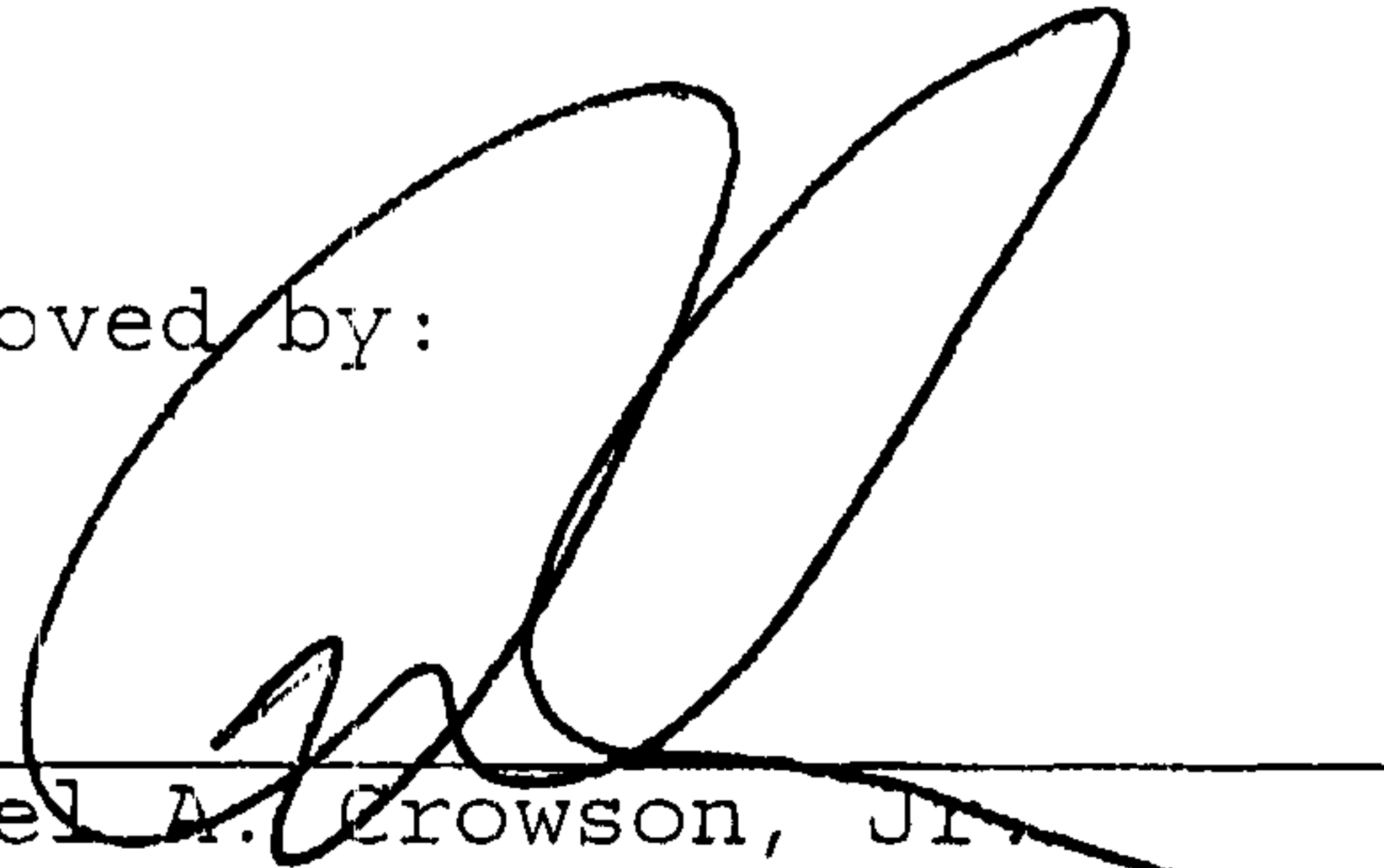
WHEREAS, said Guardian Ad Litem has reviewed and approved the proposed contract.

NOW THEREFORE IN CONSIDERATION OF THE ABOVE, the Plaintiff moves the Court to approve the sale of the property, subject to the terms and conditions of the contract.



Mike T. Atchison,
Attorney for Plaintiff
P.O. Box 822
Columbiana, Alabama 35051
Phone: 205-669-9268
Fax: 205-669-3130

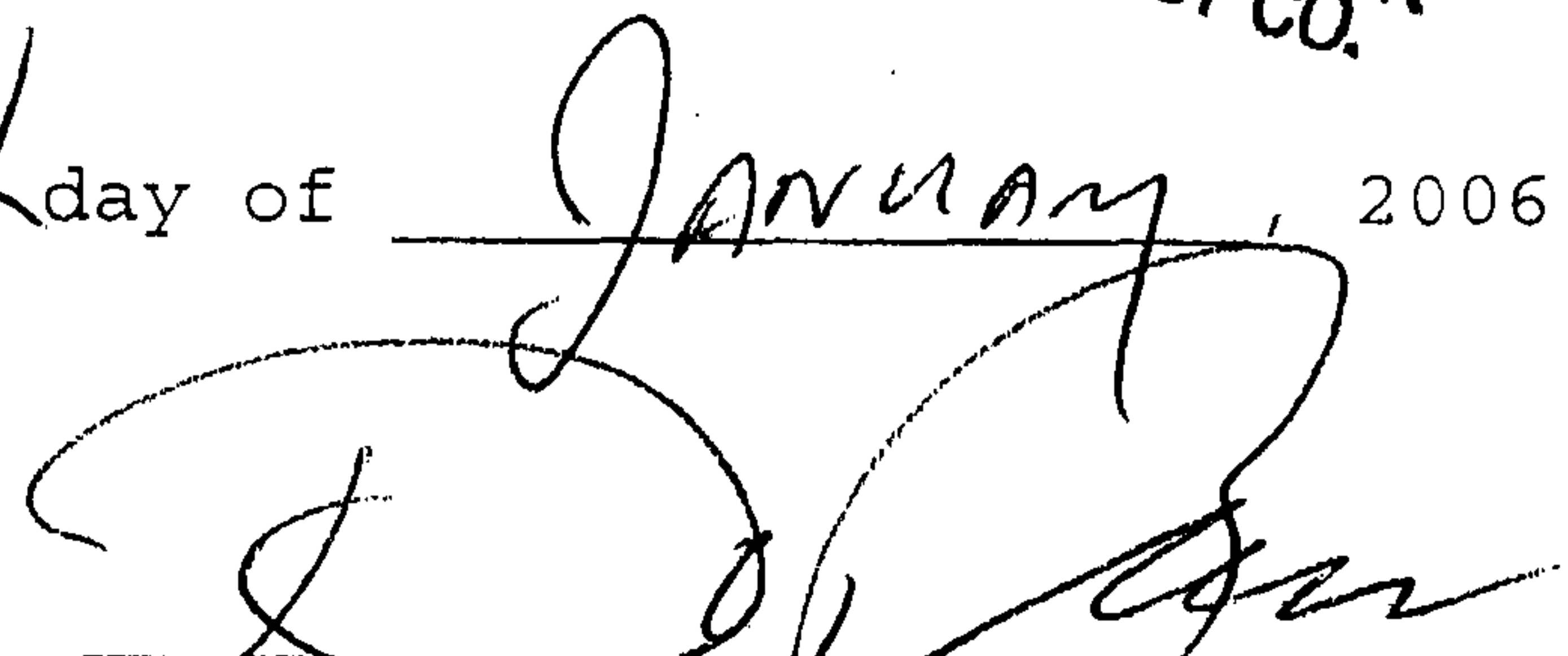
Approved by:



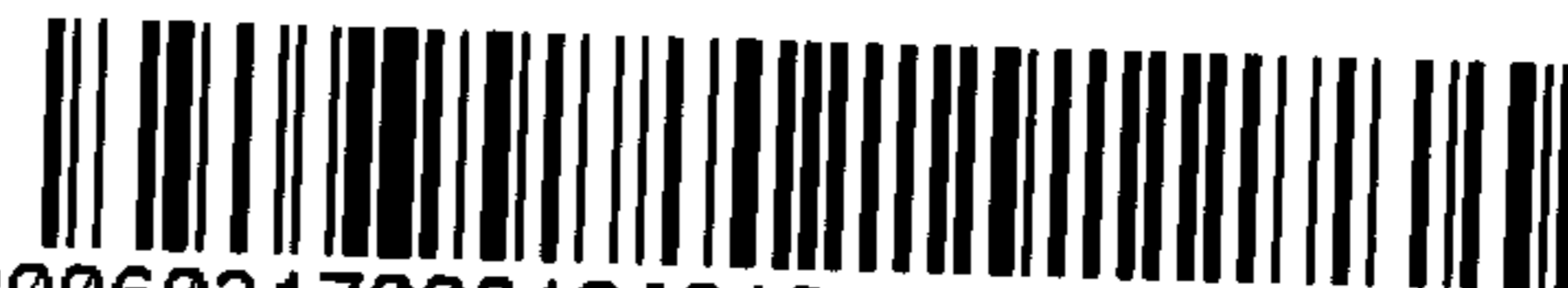
Daniel A. Crowson, Jr.
Guardian Ad Litem

RECEIVED AND FILED
MARY H. HARRIS
FEB 08 2006
CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

Motion is hereby granted this 25th day of January, 2006.



G. Daniel Reeves, Circuit Judge



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IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

LORA JOHNSON
PLAINTIFF

vs.

CASE NO. CV 2004-1375

JOE DONALD JOHNSON; THE HEIRS AT
LAW OF JOE DONALD JOHNSON,
AND ALL UNKNOWN PARTIES A, B & C,
AND THE FOLLOWING DESCRIBED PROPERTY,
TO-WIT:

A tract of land in SW 1/4 of the NE 1/4
and in the SE 1/4 of NW 1/4 of Section
30, Township 19 South, Range 1 East,
described as follows:

Begin at the SE corner of the NE 1/4 of
the NW 1/4 of said Section and run North
2 degrees 30 minutes West 159 feet to the
South right of way line of Florida Short
Route Highway; thence along said Highway
right of way North 73 degrees West 73 feet
to a point; thence run South 2 degrees 30
minutes East 210 feet to point of beginning;
thence run South 73 degrees East and
parallel with South right of way line of
said Highway 460 feet; thence South 2
degrees 30 minutes East 210 feet; thence
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South right of way of said Highway 210
feet; thence South 2 degrees 30 minutes
East 30 feet; thence North 73 degrees West
and parallel with South line of said Highway
250 feet; thence run North 2 degrees 30
minutes 240 feet to the point of beginning.
Situated in Shelby County, Alabama.

DEFENDANTS

RECEIVED AND FILED
MARY H. HARRIS
FEB 17 2006
CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

A M E N D M E N T T O J O I N T M O T I O N

WHEREAS, Joint Motion authorizing the sale of the above
property at private sale was filed into Circuit Court on January
23, 2006; and

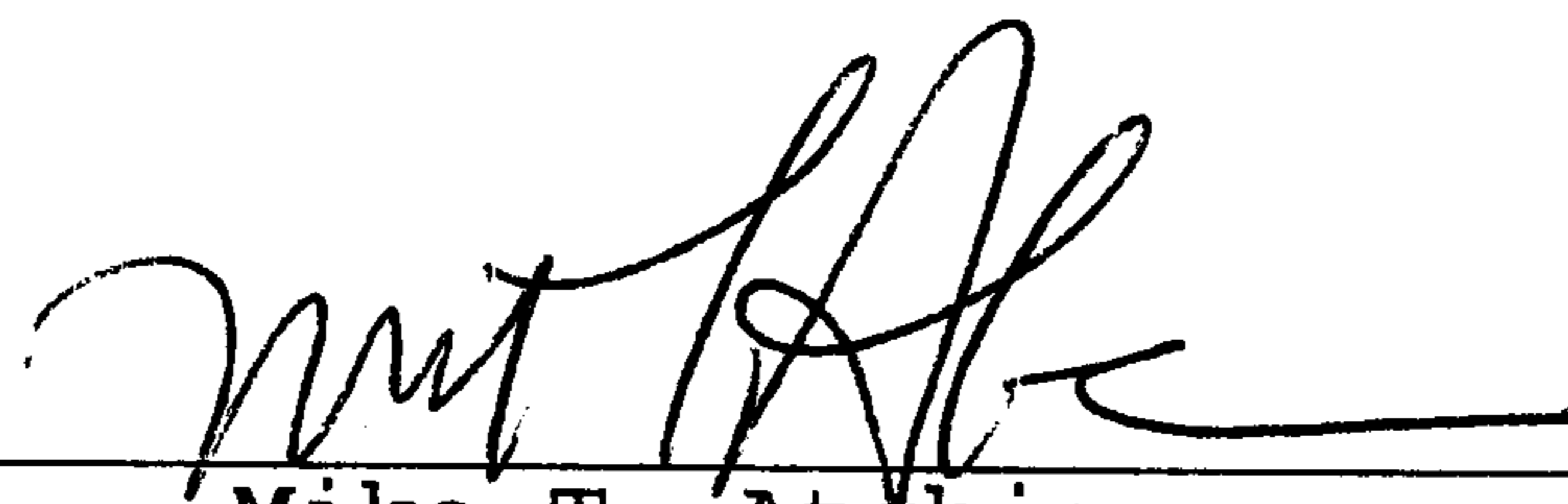
WHEREAS, said Joint Motion was granted on January 25, 2006;
and

WHEREAS, said Joint Motion failed to include language

authorizing Mary Harris, as Circuit Clerk, to issue Clerk's deed in the above case to convey the interest of the parties to the purchaser.

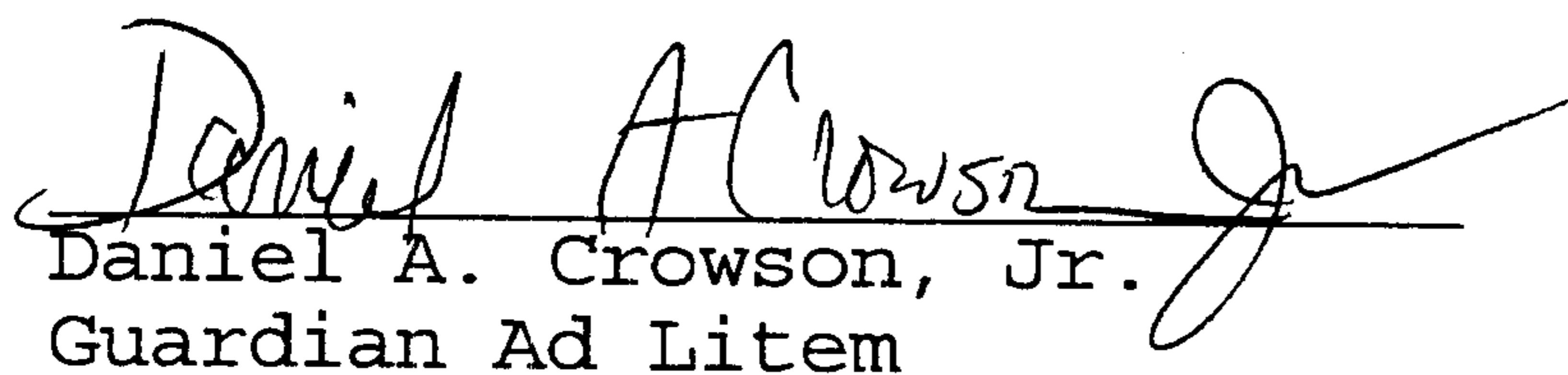
NOW THEREFORE IN CONSIDERATION OF THE ABOVE, the Plaintiff moves the Court to amend the previously granted motion to add the following:

The Clerk of the Circuit Court, Mary Harris, is hereby authorized to execute a Clerk's Deed conveying all the right, title, claim, and interest of all parties in said cause, in and to the property which is the subject of this lawsuit, to Elsie Loveless, for the sum of \$31,000.00, as provided by contract furnished to the Court, subject to the terms and conditions of same.



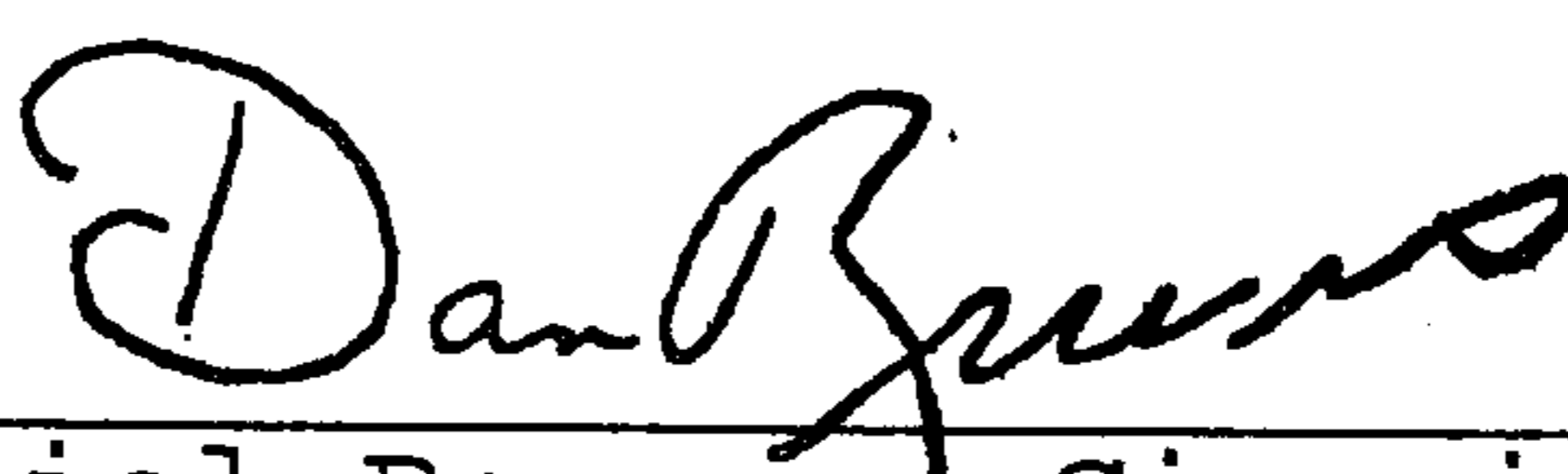
Mike T. Atchison,
Attorney for Plaintiff
P.O. Box 822
Columbiana, Alabama 35051
Phone: 205-669-9268
Fax: 205-669-3130

Approved by:



Daniel A. Crowson, Jr.
Guardian Ad Litem

Motion to Amend Joint Motion is hereby granted this 17 day
of Feb, 2006.



G. Daniel Reeves, Circuit Judge