

TRUSTEE'S DEED

THIS DEED made this the 9th day of October, 2006, between the Bankruptcy Estate of Charlotte Marchant, by and through its duly appointed Trustee in Bankruptcy, André M. Toffel, in his capacity as Trustee and not individually, in case number **2005-11764-BGC-7**, United States Bankruptcy Court, Northern District of Alabama, Southern Division (hereinafter referred to as "Grantor") and Law Office of J. Thomas Crawford, P.C. Defined Benefit Plan, (hereinafter referred to as "Grantee"), pursuant to and authorized by Order of the said Bankruptcy Court dated September 28, 2006, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

WITNESSETH

WHEREAS, on October 14, 2005, a voluntary petition for relief under Chapter 7 of the Bankruptcy Code was filed by the debtor, Charlotte Marchant, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, case number **2005-11764-BGC-7**.

WHEREAS, on or about October 19, 2005, 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, the Bankruptcy Clerk of the Court issued notice to all parties in said bankruptcy case on August 19, 2006, pursuant to the Grantor's Motion for Authority to Sell Property of the Estate by Private Sale, Free and Clear of All Liens, Interests or Other Encumbrances and the Bankruptcy Court having issued its Order Authorizing the said Sale, said Order being attached hereto as Exhibit "A".

NOW THEREFORE, by virtue of the power and authority granted the Grantor to sell property of the Bankruptcy Estate pursuant to the provisions of 11 U.S.C. Section 363, and in consideration of the sum of EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$82,500.00) paid to Grantor in hand by the Grantee, receipt of which is hereby acknowledged, the Grantor does hereby transfer unto the said Grantee, all of the Grantor's right, title and interest, including any rights of redemption, in and to the following described real property located in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW ¼ of the NE ¼ of Section 36, Township 20 South, Range 3 West; thence run South along the West line of said ¼ ¼ Section a distance of 391.71 feet; thence turn a deflection angle of 90 deg. 04 min. 00 sec. to the left and run a distance of 348.07 feet; thence turn a deflection angle of 66 deg. 52 min. 04. sec. to the left and run a distance of 391.45 feet to the point of the beginning; thence continue in the same direction a distance of 129.10 feet; thence turn a deflection angle of 68 deg. 19 min. 07 sec. to the right and run a distance of 426.90 feet to the West right of way of Shelby County Highway No. 11; thence turn a deflection angle of 111 deg. 40 min. 53 sec. to the right and run along said Highway right of way a distance of 197.95 feet; thence turn a deflection angle of 96 deg. 07 min. 47 sec. to the right and run a distance of 137.13 feet; thence turn a deflection angle of 27 deg. 48 min. 40 sec. to the left and run a distance of 280.18 feet to the point of the beginning; being situated in the West ½ of the NE ¼, Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT To:

Right of way granted to Shelby County by instrument recorded in Deed Book 180 Page 579 in the Probate Office of Shelby County, Alabama. Right of way granted to the Alabama Power Company by instrument recorded in Deed Book 205 Page 38 in the Probate Office of Shelby County, Alabama. Right of way granted to Shelby County by instrument recorded in Deed Book 18 Page 551 in the Probate Office of Shelby County, Alabama. Mineral and mining rights if not owned by Grantor.

together with all of the appurtenances, fixtures and improvements thereon and also all of the estate which the said Grantor had in said premises at the date of the present conveyance. This property is the homestead

of the Debtor Charlotte Marchant.

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 September 28, 2006, and is made subject to all restrictions and exceptions of record.

TO HAVE AND TO HOLD unto the said Law Office of J. Thomas Crawford, P.C. Defined Benefit Plan forever, said real property being conveyed "as is" and Grantor gives no guarantee or warranty regarding the condition, fitness, or environmental status of the real property conveyed 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
Charlotte Marchant

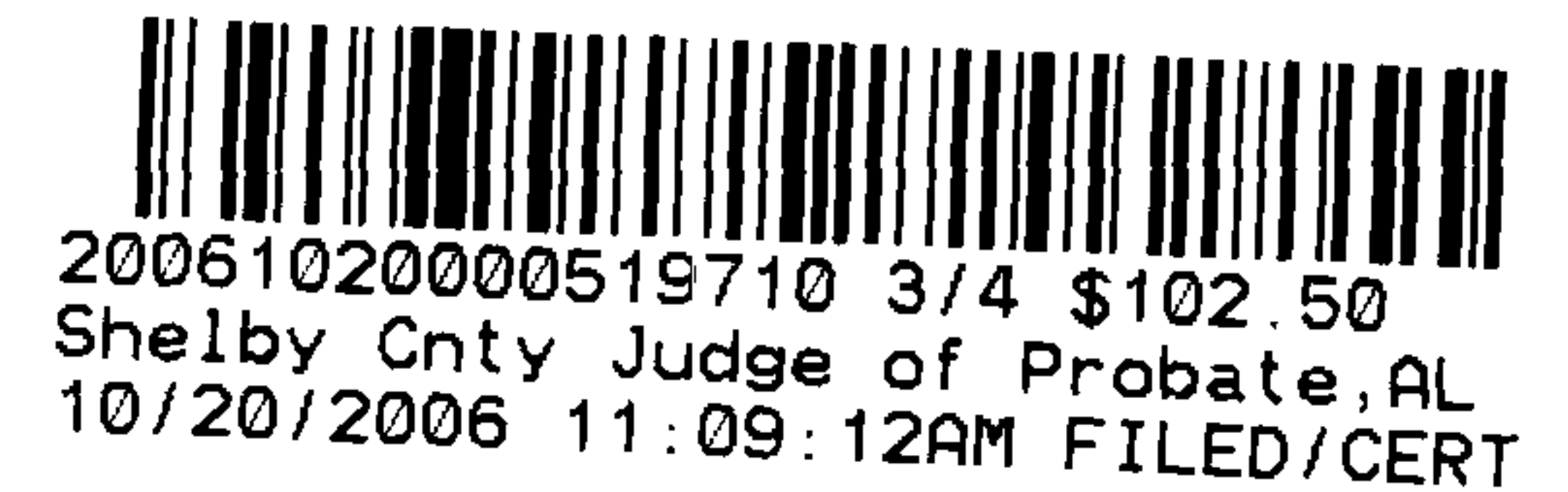
By: Andre M. Toffel, as Trustee
Andre' M. Toffel, as and only as Trustee
in Bankruptcy and not individually

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this the 9 day of October, 2006.

Janet R. Craft
NOTARY PUBLIC
My commission expires 2/27/08



IN THE U.S. BANKRUPTCY COURT FOR THE
NORTHERN DISTRICT OF ALABAMA

IN RE:)
)
CHARLOTTE MARCHANT,) CASE NO. 05-11764-BGC-7
)
Debtor.)

AMENDED ORDER

On September 13, 2006, the Trustee's Motion to Sell Real Property by Private Sale Free and Clear of All Liens, Interest or other Encumbrances (hereinafter the "Motion") came before this Court. Appearances were noted in the record. Proper notice of the hearing having been given, upon good cause shown, no opposition thereto, and this Court having reviewed the proceeding it had before it at the hearing on said Motion, it is hereby ORDERED, ADJUDGED and DECREED that:

The Motion is hereby GRANTED and the Trustee is hereby authorized to sign all documents necessary to effectuate the sale. The Trustee is authorized to remit from the proceeds of the sale the payoff due to Wachovia Bank, N.A. As of October 13, 2006, the payoff will be \$60,984.29. Interest accrues daily thereafter in the amount of \$12.05.

This order replaces this Court's prior order dated September 14, 2006.

DONE and ORDERED this 28th day of September, 2006.

/s/Benjamin Cohen
BENJAMIN COHEN
United States Bankruptcy Judge



20061020000519710 4/4 \$102.50
Shelby Cnty Judge of Probate, AL
10/20/2006 11:09:12AM FILED/CERT

This Order prepared by:

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Shelby County, AL 10/20/2006
State of Alabama

Deed Tax: \$82.50