


STATE OF ALABAMA)
SHELBY COUNTY)

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Shelby Cnty Judge of Probate, AL
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TRUSTEE IN BANKRUPTCY DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, James G. Henderson, as the duly qualified and acting Trustee of the Bankruptcy Estate of **PATRICIA ANN SCALES**, Bankruptcy Case No.: 07-02717-TBB-7, filed in the United States Bankruptcy Court, Northern District of Alabama, Southern Division, did offer the within described property for sale, and

WHEREAS, **JERRY NICHOLSON and CINDY NICHOLSON** agreed to pay the sum of Two Hundred Sixty-Six Thousand Five Hundred Dollars and 00/100 (\$266,500.00), and other good and valuable consideration, for the purchase of the below described property, and

WHEREAS, this instrument is in accordance with the terms of and duly authorized by 11 U.S.C. Section 363, and 11 U.S.C. Section 102(1), and

WHEREAS, the Trustee filed a Motion for Authority to Sell Property of the Estate Free and Clear of Liens and Other Interests on the 12th day of March, 2008, a copy of which is attached hereto and incorporated herein as Exhibit "A," and

WHEREAS, the Bankruptcy Court did authorize said sale by Order dated the 14th day of April, 2008, a copy of which is attached hereto and incorporated herein as Exhibit "B."

NOW, THEREFORE, by virtue of and in execution of the power granted to him by the Bankruptcy Code and of every other power and authority granted to him, hereto enabling, and in consideration of Two Hundred Sixty-Six Thousand Five Hundred Dollars and 00/100 (\$266,500.00), and other good and valuable consideration to the Trustee, paid by **JERRY NICHOLSON and CINDY NICHOLSON**, the receipt of which is hereby acknowledged, James G. Henderson, as such Trustee, does hereby grant, bargain, sell and convey, subject to ad valorem taxes owed, and any and all restrictions of record, unto **JERRY NICHOLSON and CINDY NICHOLSON**, all right, title and interest which the bankrupt Debtor had on the date of the commencement of the proceedings in bankruptcy, and all right, title and interest in the following real estate:

See Attached EXHIBIT "A"

THE TRUSTEE 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 CONFORMS TO ANY SUCH AFFIRMATION OR PROMISE.

THE TRUSTEE IS SELLING THE ABOVE-DESCRIBED REAL PROPERTY "AS IS, WHERE IS," AND DISCLAIMS ANY IMPLIED WARRANTIES WITH RESPECT TO SUCH REAL PROPERTY.

Shelby County, AL 04/22/2008
State of Alabama

Deed Tax: \$266.50

Trustee In Bankruptcy Deed
Page -2-

TO HAVE AND TO HOLD all the right, title and interest in and to said property unto the said, **JERRY NICHOLSON and CINDY NICHOLSON**, their heirs, successors and assigns forever, subject to ad valorem taxes owed, and all restrictions of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 16th day of April, 2008.

WITNESS:

Melody L. Roberts

James G. Henderson, as
Trustee and only as Trustee
for the Bankruptcy Estate of
Patricia Ann Scales
Case No.: 07-02717-TBB-7

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James G. Henderson, whose name as Trustee is signed to the foregoing Trustee in Bankruptcy Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Trustee in Bankruptcy Deed, he, in his capacity as Trustee, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this the 16th day of April, 2008.

(SEAL)

Melody L. Roberts
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 28, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My commission expires: _____

This instrument prepared by:
James G. Henderson
Chapter 7 Trustee
800 Financial Center
505 North 20th Street
Birmingham, Alabama 35203-2605

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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

**Lot 6, according to the Amended Map of Emerald Lake, Plat No. 1, as recorded in Map Book 19,
Page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.**

United States Bankruptcy Court
NORTHERN DISTRICT OF ALABAMA, SOUTHERN DIVISION

In re:

Patricia Ann Scales

SSN: [REDACTED]

Case No. 07-02717-TBB7

Chapter 7

Debtor(s)

**ORDER APPOINTING INTERIM TRUSTEE AND
APPROVING STANDING BOND**

It is **ORDERED** and notice is hereby given that:

1. The following interim trustee is hereby appointed, and the trustee's standing bond is fixed under the general blanket bond heretofore approved.

James G Henderson

800 Financial Center
505 N 20th St
Birmingham, AL 35203

2. Unless the interim trustee files a rejection of this appointment within five (5) business days following receipt of this order, the trustee will be deemed to have accepted this appointment as provided by Rule 2008.

Dated: January 14, 2008

/s/ Thomas B Bennett
United States Bankruptcy Judge

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**BANKRUPTCY NO: 07-02717-TBB-
CHAPTER 7**

Entity	Type of Interest	Encumbered Property	Lien Date	Approximate Amount of Lien
First Federal Bank c/o Kris Sodergren, Esq. P. O. Box 2427 Tuscaloosa, AL 35403-2427	Mortgage	Real Property located at: 112 Emerald Lake Dr. Pelham, AL	August, 1995	\$162,536.25
CitiFinancial, Inc. c/o David Barnett P. O. Box 140069 Irving, TX 75014-0069	Mortgage	Real Property located at: 112 Emerald Lake Dr. Pelham, AL	May, 1997	\$21,000.00

ENTITY	Type of Interest	Encumbered Property	Lien Date	Approximate Amount of Lien
Counter Dimensions, Inc. c/o John R. Frawley, Jr., Esq. P. O. Box 101493 Irondale, AL 35210	Mechanics' Lien	Real Property located at: 112 Emerald Lake Dr. Pelham, AL	June, 2006	\$5,230.00
Counter Dimensions, Inc. c/o John R. Frawley, Jr., Esq. P. O. Box 101493 Irondale, AL 35210	Mechanics' Lien	Real Property located at: 112 Emerald Lake Dr. Pelham, AL	June, 2007	\$5,230.00 (POSSIBLE DUPLICATE)

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3. All of the liens on and interests in the property proposed for sale are shown in paragraph 2 above. There are no other liens on or interests in such property known to the Trustee. The Trustee proposes that allowed liens attach to the net proceeds derived from the sale in the same amount and priority they have against the property to be sold. So far as the Trustee knows or has been informed, the holders of these liens do not disagree about the validity, priority or extent of their liens or other interests in the property, and there is no known necessity for any determination in an adversary proceeding pursuant to Federal Rule of Bankruptcy Procedure 7001(2).

4. The price at which such property is to be sold may not be greater than the aggregate value of all allowed liens on such property as required by Bankruptcy Code Section 363(f)(2), however, the Trustee feels that other Sections of 363(f) may apply.

5. The Trustee proposes to pay the holders of any liens or secured interests as set out in paragraph 2 above allowed in full satisfaction if sufficient funds are available, otherwise, as determined by Bankruptcy Code, at closing. The Trustee also proposes to pay the Realtor's fee at closing, subject to further orders of this Court.

WHEREFORE, the Trustee moves the Court as follows:

(A) To Order and direct that service of this Motion be made in accordance with Federal Rule of Bankruptcy Procedure 9014 on any parties named in Paragraph 2 above who have liens or other interests in the property to be sold.

(B) To Order each of the parties named in Paragraph 2 above to file an Answer to this Motion.

(C) As required by Federal Rules of Bankruptcy Procedure 6004(c) and 2002(a)(2) and 2002(c)(1), to Order the date, time and place of hearing on this Motion and the time within which objections may be filed and served on the Trustee.

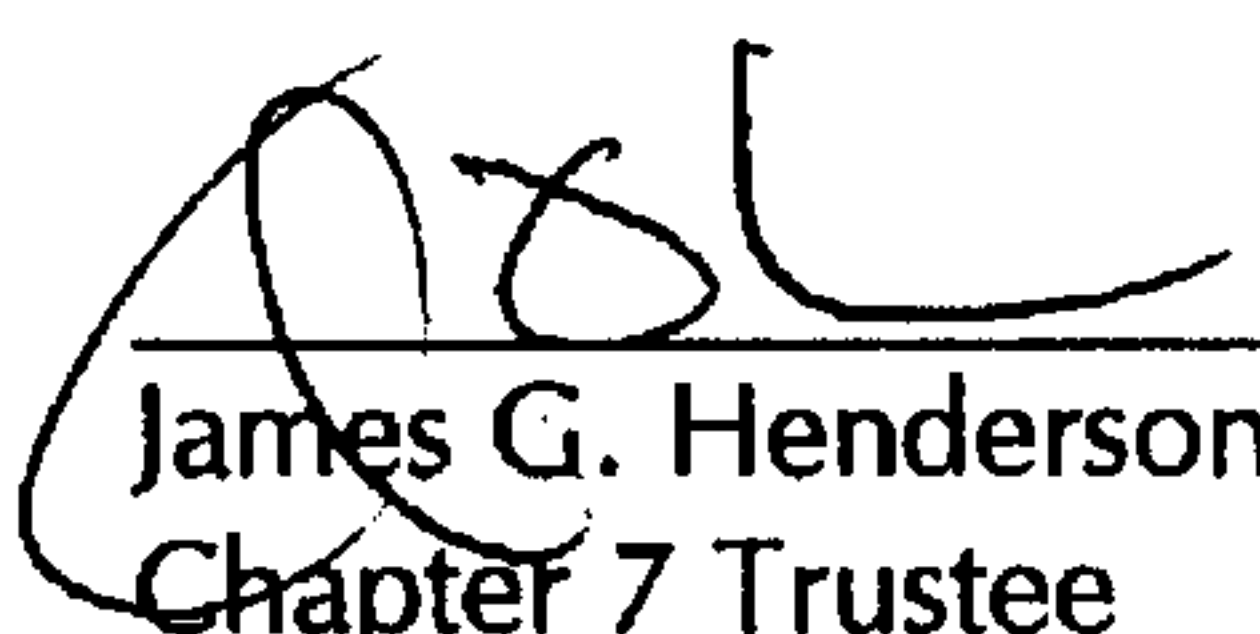
(D) On such hearing approve and confirm the proposed sale and to grant to the Trustee the authority to sell and convey the property to the highest bidder when the bid is accepted by the Trustee; and, pursuant to Federal Rule of Bankruptcy Procedure 6004(f)(2) to execute any instrument necessary by order of the Court, or otherwise, to effect the transfer to the purchasers.

(E) On the date of such hearing, to Order that the liens and interests of any parties named in Paragraph 2 above shall attach to the proceeds received by the Trustee from the sale to the same extent and in the same priority they respectively have against the property and to authorize the payment of liens and interests on the date of sale.

(F) If, on such hearing, it should appear that the parties named in Paragraph 2 above disagree about the validity, priority or extent of their interests in the property, to approve and confirm the sale nevertheless, and to order the Trustee to hold the consideration paid to them on the date of the sale until the dispute can be resolved in an adversary proceeding brought pursuant to Federal Rule of Bankruptcy Procedure 7001(2).

(G) To grant such other, further and different relief as may be proper in the premises to effect the sale of said properties and to distribute the proceeds derived from the sale to such person or entities entitled hereto.

Respectfully submitted this the 12th day of March, 2008.


James G. Henderson
Chapter 7 Trustee
800 Financial Center
505 North 20th Street
Birmingham, Alabama 35203
(205) 328-9190



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Lot 6, according to the Amended Map of Emerald Lake, Plat No. 1, as recorded in Map Book 19, Page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Date: March 7, 2008
The Title Group Incorporated

By: Mary C. Hardin
(Authorized Signatory)



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EXHIBIT "B"

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

IN RE:

PATRICIA ANN SCALES,

DEBTOR.

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CASE NO.: 07-02717-TBB-7
CHAPTER 7

**ORDER ON TRUSTEE'S MOTION FOR AUTHORITY TO SELL
PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS
AND OTHER INTEREST AND NOTICE OF SALE**


This matter came to be heard on the 8th day of April, 2008 at 11:00 a.m. on the Trustee's Motion For Authority To Sell, and after reasonable notice having been given to all creditors and parties of interest, and no objections having been filed or voiced, and appearing were James G. Henderson, Trustee, and Jon Dudeck of the Bankruptcy Administrator's office and the Court having considered the same, it is hereby **ORDERED ADJUDGED** and **DECREED** as follows:

The TRUSTEE'S MOTION FOR AUTHORITY TO SELL PROPERTY OF THE ESTATE FREE AND CLEAR OF LIENS AND OTHER INTEREST AND NOTICE OF SALE is hereby **GRANTED**.

Dated: April 14, 2008

/s/ Thomas B. Bennett
United States Bankruptcy Judge

This Order prepared by:
James G. Henderson
Chapter 7 Trustee
800 Financial Center
505 North 20th Street
Birmingham, AL 35203


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Shelby Cnty Judge of Probate, AL
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IN THE UNITED STATES BANKRUPTCY COURT