

SEND TAX NOTICE TO:

Donald Whaley
215 Moonlight Bay
Shelby, AL 35143

THIS INSTRUMENT PREPARED

BY: W. Eric Pitts, P.O. Box 280

Alabaster, AL 35007, (205) 621-7624.

No title opinion requested, none rendered.

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Know all men by these presents, that in consideration of **Twenty-One Thousand Five Hundred and 00/100 U.S. Dollars (\$21,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged the **Bankruptcy Estate of Charlotte Ressler**, by and through its duly appointed Trustee in Bankruptcy, Andre' M. Toffel, in his capacity as Trustee and not individually, in case number 09-04929-BGC-7, in the United States Bankruptcy Court, Northern District of Alabama, Southern Division and **George Ressler**, a(n) unmarried man (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto **Donald Whaley and Wendy Whaley** (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to wit:

PARCEL I:

Lots 5 and 11, in Block 4, according to the map and survey of Pine Grove Camp, as recorded in Map Book 4, Page 8, situated in the Southeast Quarter, Section 12, Township 24, Range 15 East, as recorded in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL II:

Lot 12, Block 4, and the North 50 feet of Lot 6, Block 4, according to the map and survey of Pine Grove Camp as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama, being situated in Southeast Quarter of the Southeast Quarter, Section 12, Township 24, Range 15 East. Situated in Shelby County, Alabama.

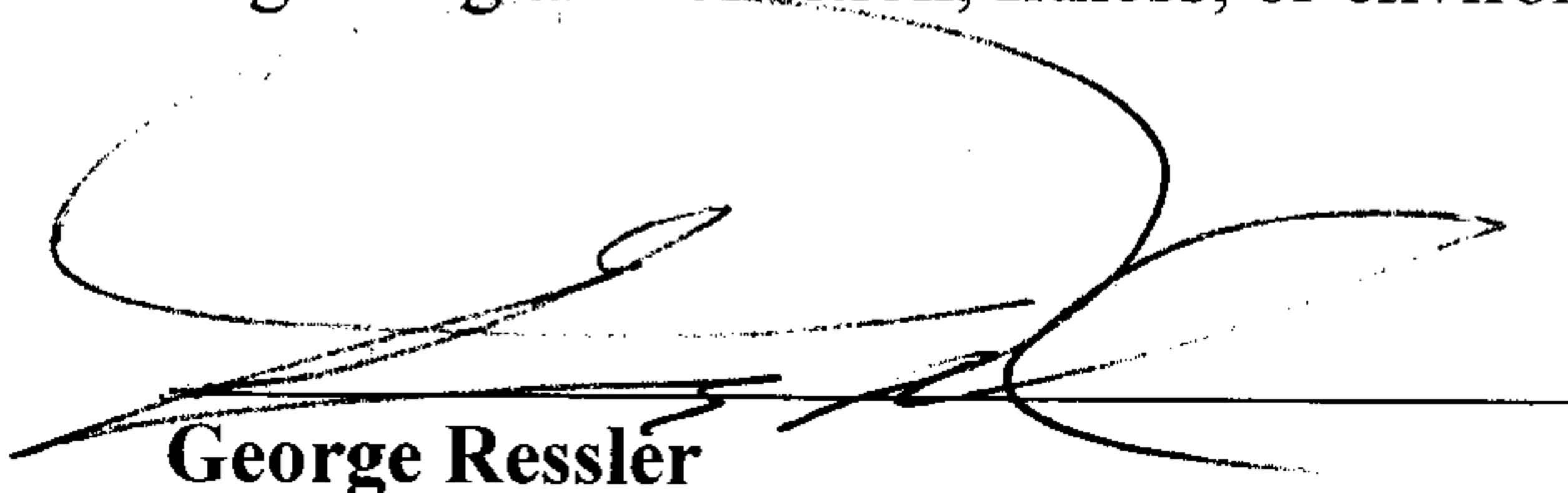
This deed is being given for purposes of effectuating the sale of the above described property by Andre M. Toffel, as Trustee of the Bankruptcy Estate of Charlotte Ressler, case number 09-04929-BGC-7, in the United States Bankruptcy Court, Northern District of Alabama, Southern Division as authorized by that certain Order filed and entered in Adversary Proceeding No. 10-00147-BGC in said Bankruptcy Court, a copy of which is attached hereto as Exhibit A.

George Ressler is one and the same as George A. Ressler, Jr.

Charlotte Ressler is one and the same as Charlotte Annette Ressler

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.


TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever. The property herein conveyed is conveyed "as is" and GRANTORS give no guarantee or warranty regarding the condition, fitness, or environmental status of the real property conveyed herein.

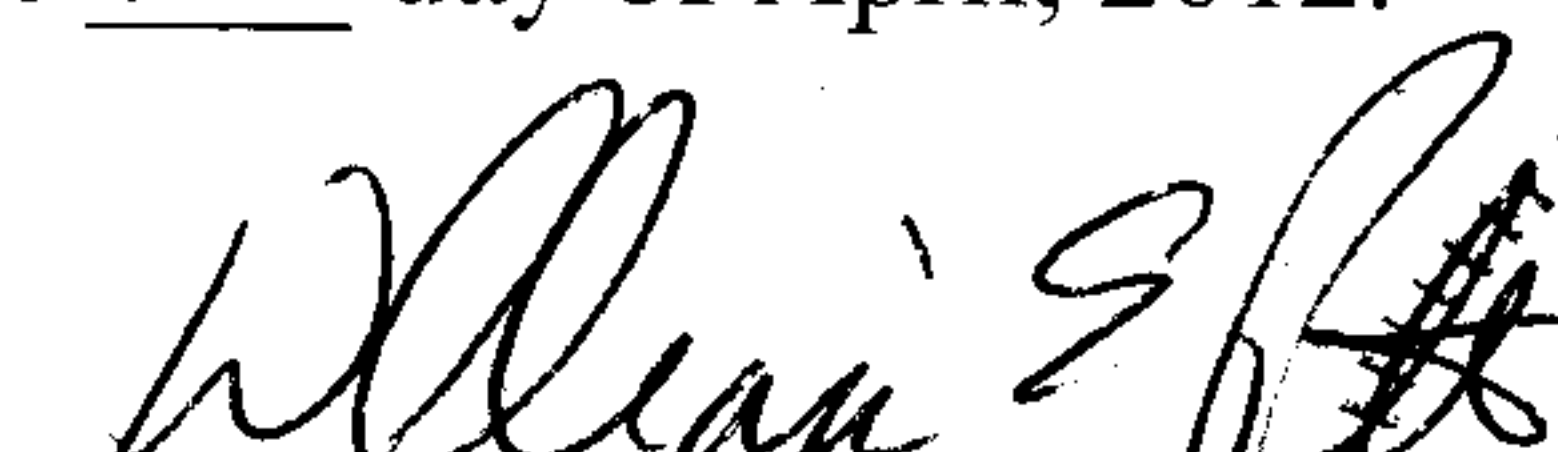
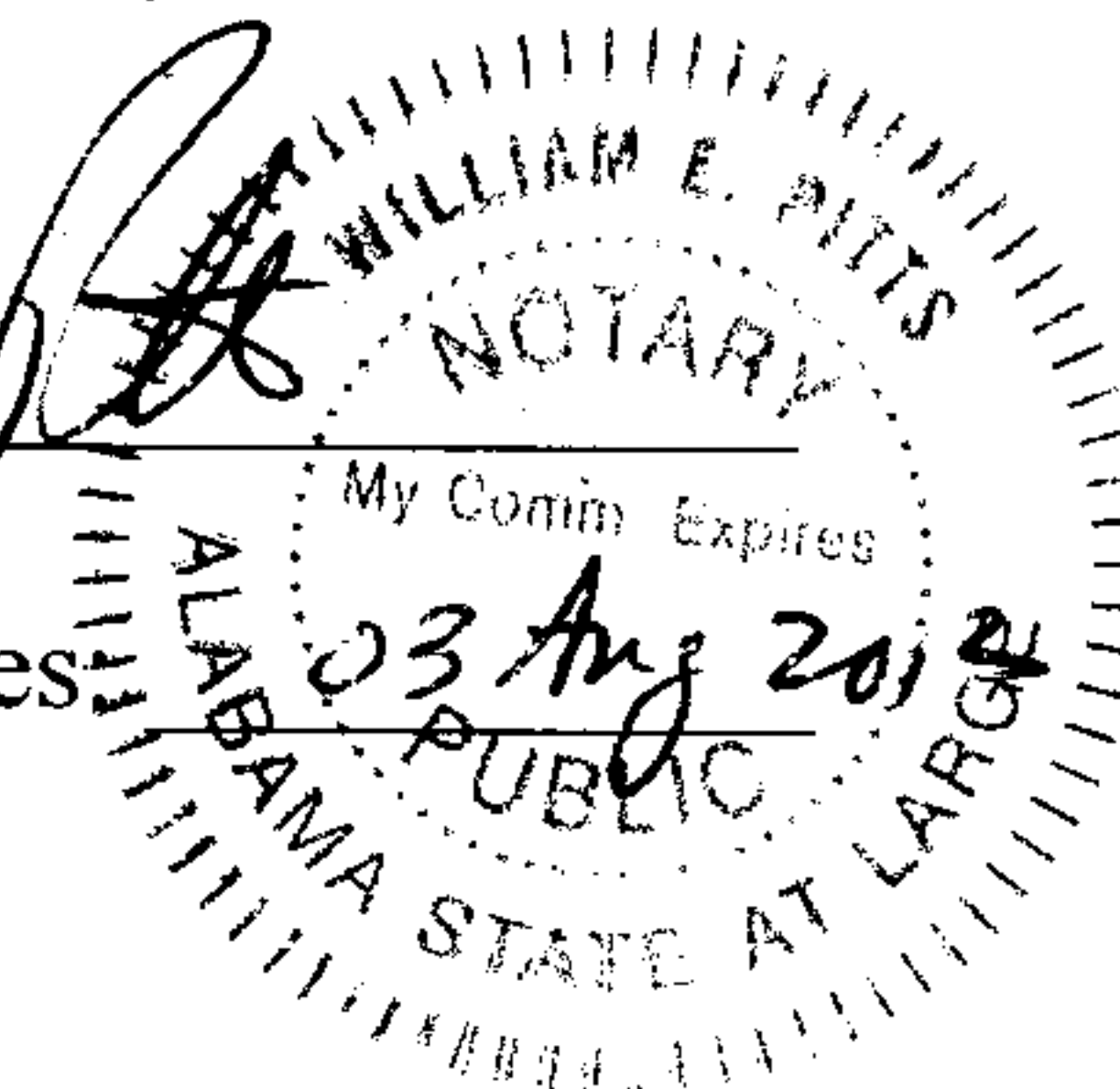

George Ressler

STATE OF ALABAMA]
SHELBY COUNTY]

I, the undersigned authority, a Notary Public in and for said State, hereby certify that George Ressler, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2012.


20120416000130310 2/6 \$48.50
Shelby Cnty Judge of Probate, AL
04/16/2012 02:38:10 PM FILED/CERT


Notary Public
My commission expires 23 Aug 2012


THE BANKRUPTCY ESTATE OF CHARLOTTE RESSLER
CASE #09-04929-BGC-7

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, the undersigned authority, a Notary Public in and for said State, hereby certify that Andre= M. Toffel, whose name is signed to the foregoing conveyance as Trustee in Bankruptcy of Charlotte Ressler, and who is known to me acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as trustee in Bankruptcy aforesaid, and not individually, executed the same voluntarily and as such Trustee acting with full authority on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2012.

Amel R Craft
Notary Public
My commission expires: 2/27/16



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Shelby Cnty Judge of Probate, AL
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EXHIBIT A

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


IN RE:)
)
CHARLOTTE RESSLER,) **BK.: 09-04929-BGC-7**
DEBTOR(S).)

ANDRE' M. TOFFEL,)
PLAINTIFF,)
)
V.) **AP NO.: 10-00147-BGC-7**
)
GEORGE A. RESSLER, JR. ,)
DEFENDANTS.)

ORDER AUTHORIZING SALE OR AUCTION OF PROPERTY

This matter having come before the Court at the pre-trial conference on January 11, 2012, and the Court being advised of an agreement for the sale of certain property which is the subject of this adversary proceeding and after due consideration, it is, by the Court, ORDERED, ADJUDGED AND DECREED

1. Andre' M. Toffel, as Trustee in the above-styled bankruptcy case, filed this adversary proceeding seeking to set aside certain transfers as fraudulent from the Debtor, Charlotte Ressler to the Defendant, George A. Ressler, Jr.
2. One of the properties involved in this adversary proceeding is located at 95 3rd Avenue, Shelby, Alabama, 35143, Pine Grove Camp.


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Shelby Cnty Judge of Probate, AL
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3. George Ressler is the present owner of that Property. The Trustee avers that the Property was fraudulently transferred to George Ressler by the Debtor, Charlotte Ressler.

4. The Trustee and the Defendant George Ressler agree that the above-described Property should be sold by the Trustee at a private sale or at public auction. The parties agree that the Trustee shall employ an auctioneer to sell the Property. The Defendant, George Ressler will cooperate with the sale and the closing of the sale of the Property. George Ressler shall execute any and all documents necessary to consummate the sale.

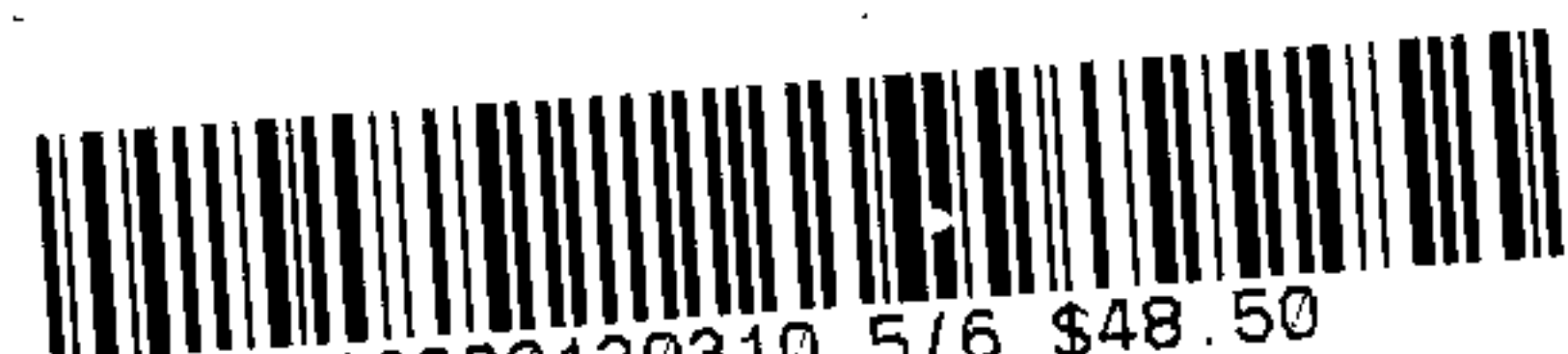
5. The Court will continue this adversary proceeding for the completion of the sale. After the completion of the sale of the Property, the Trustee will determine if there are sufficient proceeds from the sale to satisfy the claims in this case. If not, the Trustee intends to continue with the adversary proceeding as to the other parcel of property located at 5021 Highway 25, Sterrett, Alabama 35147.

6. The pretrial conference is continued to April 4, 2012, at 10:30 a.m.

Dated: January 18, 2012

/s/Benjamin Cohen
BENJAMIN COHEN
United States Bankruptcy Judge

This order prepared by:
Marvin E. Franklin
205-250-8400


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Shelby Cnty Judge of Probate, AL
04/16/2012 02:38:10 PM FILED/CERT

Consented to by:

/s/ Marvin E. Franklin

Marvin E. Franklin

Attorney for the Plaintiff/Trustee,

Andre' M. Toffel

Najjar Denaburg, P.C.

2125 Morris Avenue

Birmingham, AL 35203

/s/ George Babakitis

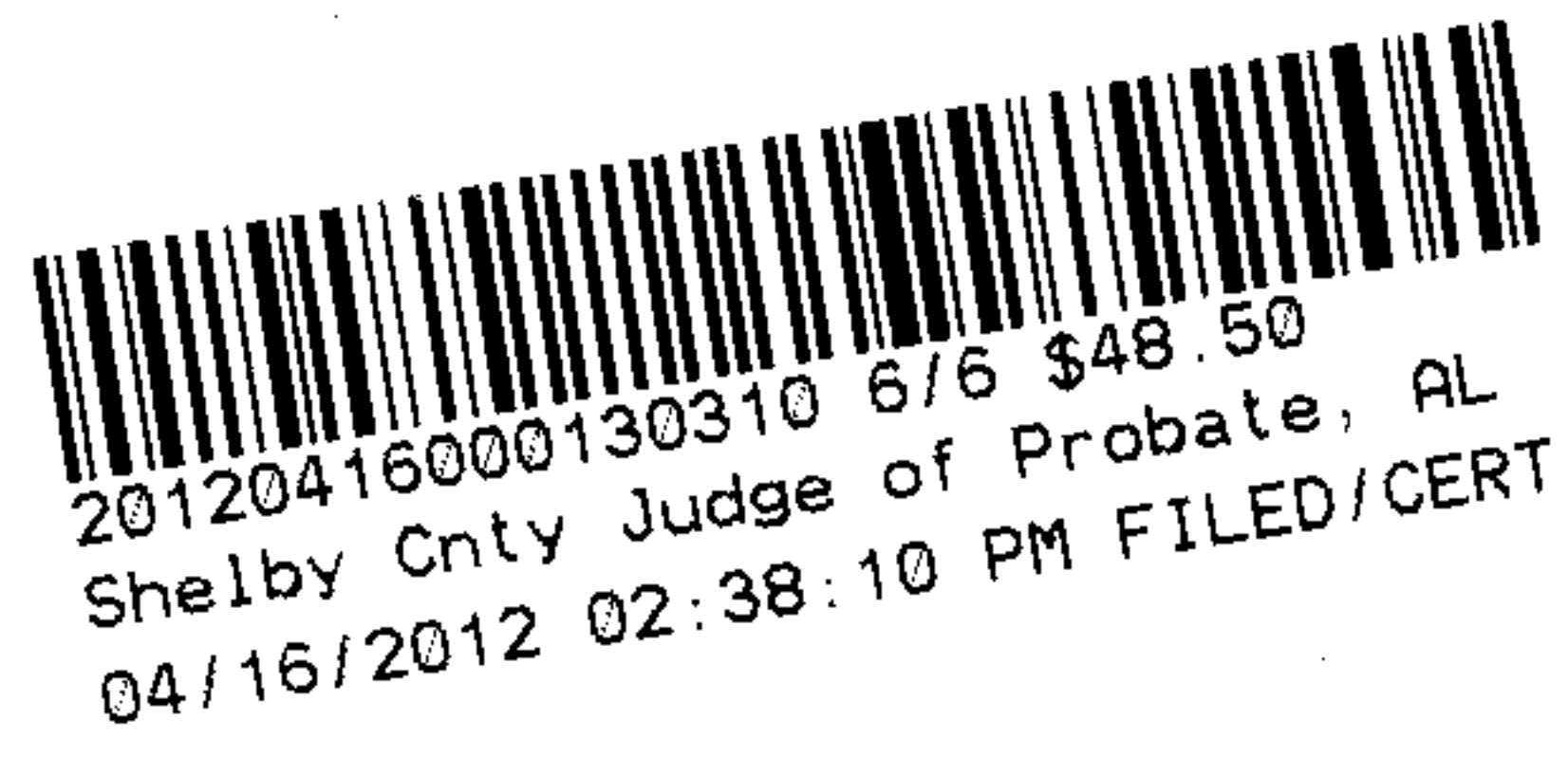
George Babakitis

Attorney for Defendant,

George Ressler

2015 First Avenue North

Birmingham, AL 35203



Shelby County, AL 04/16/2012
State of Alabama
Deed Tax: \$21.50