

TRUSTEE'S DEED

THIS DEED made this the 12th day of April, 2013, between the Bankruptcy Estate Of Willie Morris Thomas, Jr and Karen Holcomb Thomas,, by and through its duly appointed Trustee in Bankruptcy, James G. Henderson, in his capacity as Trustee and not individually, in Case #13-00175-TOM7, United States Bankruptcy Court, Northern District of Alabama, Southern Division (hereinafter referred to as "Grantor") and **Rodger Hutto**, (hereinafter referred to as "Grantees"), pursuant to and authorized by Order of the said Bankruptcy Court dated on or about April 10, 2013, a certified copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

WITNESSETH

WHEREAS, on, to-wit, on January 14, 2013 a voluntary petition for relief under chapter 7 of the Bankruptcy Code was filed by the debtor, Willie Morris Thomas, Jr and Karen Holcomb Thomas, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, case number 13-00175-TOM7.

WHEREAS, on or about, to-wit, January 15, 2013, 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 Grantor issued notice to all parties in said bankruptcy case as required by the Clerk's Certificate of Those to Whom Notice is Required pursuant to the Grantor's Notice of Intent to Sell Property of the Estate, 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 Four Thousand and 00/100 dollars (\$4,000.00) of the lawful money of the United States and other good and valuable consideration, to him in hand paid by the Grantees, receipt of which is hereby acknowledged, the Grantor does hereby transfer unto the said Grantees, 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:

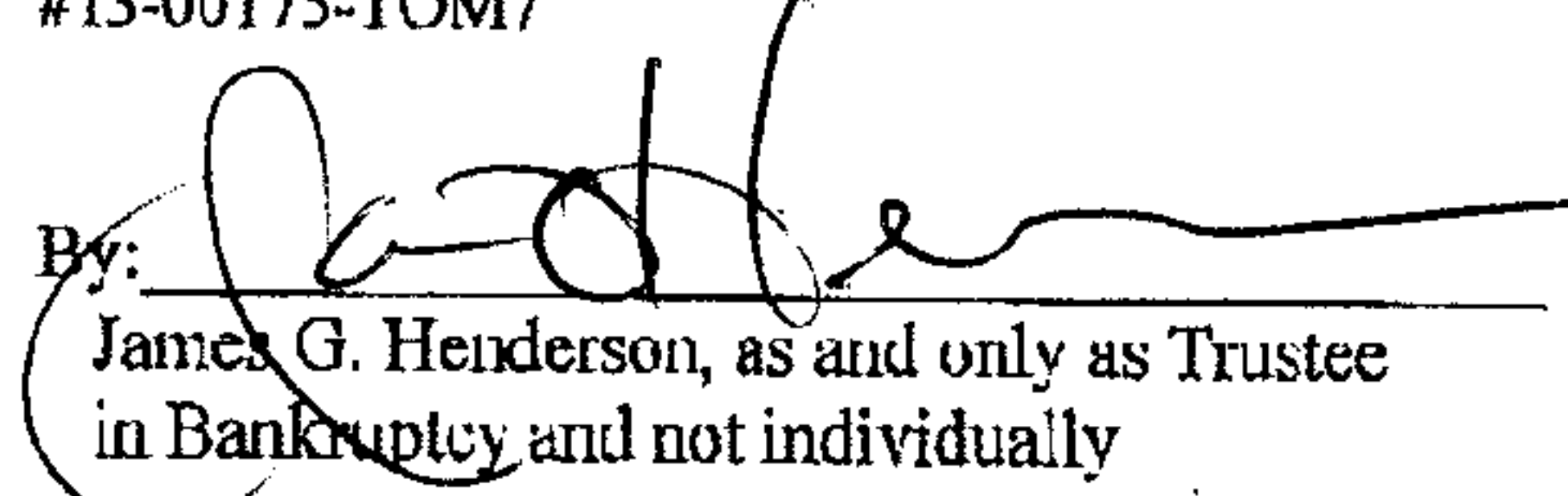
Lots 14 and 15, according to the survey of SouthHills Subdivision, as recorded in Map Book 22, Page 72, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all liens and encumbrances as authorized by that certain Order of the United States Bankruptcy Court dated on or about April 10, 2013 attached as Exhibit "A", and is made subject to all restrictions and exceptions of record.

TO HAVE AND TO HOLD unto the said **Rodger Hutto**, 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 WILLIE MORRIS
THOMAS, JR AND KAREN HOLCOMB THOMAS
#13-00175-TOM7

By: 
James G. Henderson, as and only as Trustee
in Bankruptcy and not individually

WITNESS

Shelby County, AL 04/16/2013
State of Alabama
Deed Tax: \$4.00


20130416000154740 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/16/2013 10:08:01 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Tammy T. Stidham, a Notary Public in and for said County, in said State, hereby certify that James G. Henderson, as Trustee in Bankruptcy and not individually, whose name as Trustee in Bankruptcy of Willie Morris Thomas Jr and Karen Holcomb Thomas, 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 12th day of April, 2013.

Tammy T. Stidham
NOTARY PUBLIC

My commission expires: 5/15/2013

This instrument prepared by:
Mike T. Atchison
Attorney at Law
PO Box 822
Columbiana, AL 35051
(205) 669-9268



20130416000154740 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/16/2013 10:08:01 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>James G. Henderson</u>	Grantee's Name	<u>Rodger Hutto</u>
Mailing Address	<u>Trustee for</u>	Mailing Address	<u>PO Box 225</u>
	<u>Billy Thomas</u>		<u>Columbiana AL 35051</u>
	<u>Case #13-00175-TOM7</u>		
Property Address	<u>SouthHills Sub.</u>	Date of Sale	<u>4/12/13</u>
	<u>Wilsonville AL</u>	Total Purchase Price \$	<u>4000.00</u>
	<u>2 Vacant Lots</u>	Or	
		Actual Value \$	
		Or	
		Assessors Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____

____ Unattested
(verified by)

Print James G. Henderson, TrusteeSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one20130416000154740 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/16/2013 10:08:01 AM FILED/CERT