


STATE OF ALABAMA)
SHELBY COUNTY)


20150121000021680 1/9 \$80.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:04:50 AM FILED/CERT

AMENDED TRUSTEE IN BANKRUPTCY DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, James G. Henderson, as the duly appointed and acting Trustee of the Bankruptcy Estate of **Thomas C. Cairns**, Bankruptcy Case No.: 12-00485-BGC-7, filed in the United States Bankruptcy Court, Northern District of Alabama, Southern Division, did offer the within described property for sale, and

WHEREAS, **Nicholas C. Cairns** agreed to pay the sum of Forty-Two Thousand Dollars and 00/100 (\$42,000.00). 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 an Amended Notice of Intent to Sell Trustee's Right, Title and Interest Only of Uncumbered Property of the Estate, a copy of which is attached hereto and incorporated herein as Exhibit "A," and

WHEREAS, the Bankruptcy Court did issue a Certificate of No Objections, dated February 7, 2013, a copy of which attached hereto and incorporated herein as Exhibit "B."

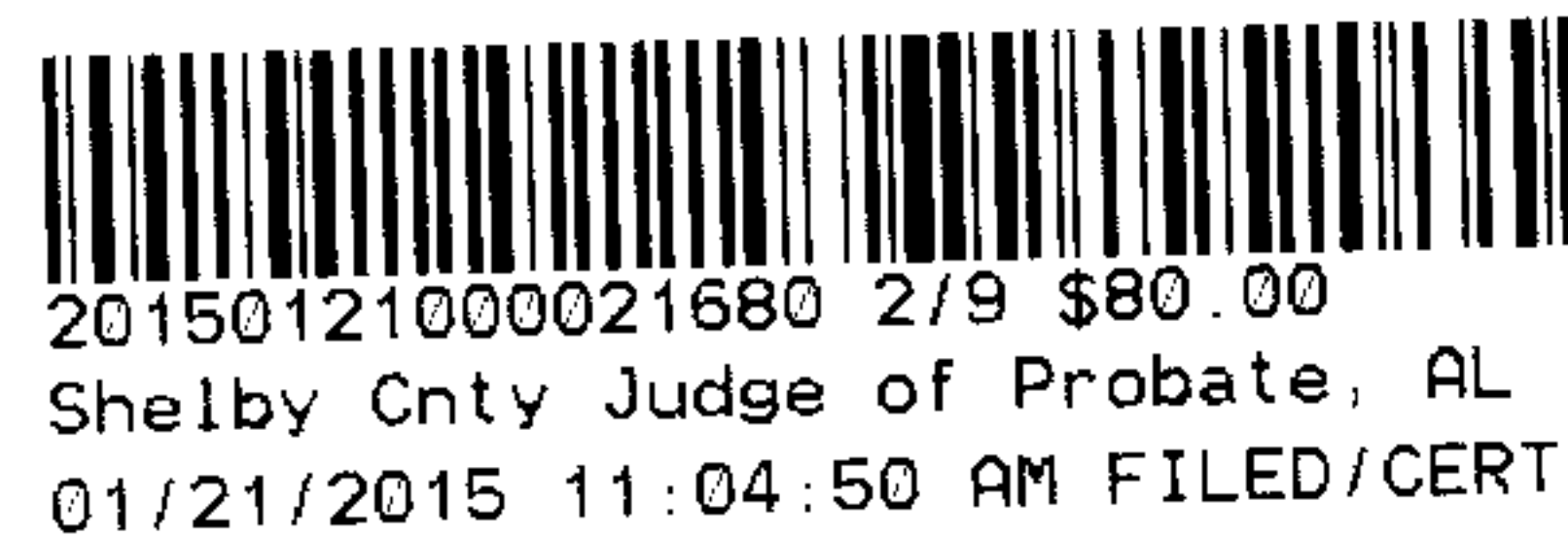
NOW, THEREFORE, by virtue of and in execution of the power granted to him by the Bankruptcy Code and of every other power and authority granted to him, hereto enabling, and in consideration of Forty-Two Thousand Dollars and 00/100 (\$42,000.00) and other good and valuable consideration to the Trustee, paid by **Nicholas C. Cairns**, 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 **Nicholas C. Cairns** 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:

**Debtor's Interest in Real Property located at
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 01/21/2015
State of Alabama
Deed Tax: \$42.00



TO HAVE AND TO HOLD all the right, title and interest in and to said property unto the said, **Nicholas C. Cairns**, his 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 11 day of Feb., 2013.

WITNESS:

Melody L. Roberts

James G. Henderson

James G. Henderson, as
Trustee and only as Trustee
for the Bankruptcy Estate of
Thomas C. Cairns
Case No.: 12-00485-BGC-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 11th day of February, 2013..

(SEAL)


Melody L. Roberts
Notary Public

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

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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


20150121000021680 3/9 \$80.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:04:50 AM FILED/CERT

In the Matter of:
Thomas C. Cairns,

Debtor.

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)
)
)
BANKRUPTCY NO.: 12-00485-BGC-7
CHAPTER 7

**AMENDED NOTICE OF INTENT TO SELL TRUSTEE'S
RIGHT, TITLE AND INTEREST ONLY OF
UNENCUMBERED PROPERTY OF THE ESTATE
WITH CORRECTED LEGAL DESCRIPTION ATTACHED HERETO**

Notice is hereby given that the Trustee, James G. Henderson, intends to sell the below described property of the estate in the manner as set out herein:

ANY OBJECTIONS TO THE SALE SHOULD BE FILED ON OR BEFORE January 30, 2013, AND SHOULD STATE SPECIFICALLY WHY THE SALE SHOULD NOT BE CONSUMMATED, AND SHOULD BE SERVED UPON THE CLERK OF THE BANKRUPTCY COURT LOCATED AT THE FINANCIAL CENTER, 505 NORTH 20TH STREET, 4TH FLOOR, BIRMINGHAM, ALABAMA 35203, AND THE TRUSTEE, JAMES G. HENDERSON, LOCATED AT 505 NORTH 20TH STREET, SUITE 800, BIRMINGHAM, ALABAMA 35203. **Unless a timely objection is filed and a hearing requested, a hearing may not be held, and the sale shall take place as scheduled and proposed in this notice.**

If an objection is filed and a hearing is held, the Trustee is going to propose that the Court nevertheless approve and confirm the sale, and to order the Trustee to hold any consideration paid to him on the date of the sale until any disputes can be resolved by motion, agreement or an adversary proceeding. All timely filed objections made to the sale will be heard before the Bankruptcy Court on the **6th day of February, 2013 at 10:00 a.m. in Courtroom No.: 2**, located in The Financial Center, 505 North 20th Street, 4th Floor, Birmingham, Alabama 35203.

PROPERTY TO BE SOLD

The Debtor's interest on the date the petition was filed in the below described real estate:

A one-third (1/3) interest in the following real property

See CORRECTED attached Exhibit "A"

TERMS AND CONDITIONS OF PRIVATE SALE

Purchaser: Nicholas C. Cairns

Purchase Price: \$42,000.00

**All property is to be sold as is, subject to any
ad valorem taxes, if any..**

**PLEASE CONTACT THE TRUSTEE
IF YOU HAVE ANY QUESTIONS REGARDING THIS SALE:**

Respectfully submitted this 3rd day of January, 2013.


JAMES G. HENDERSON

Chapter 7 Bankruptcy 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"



20150121000021680 5/9 \$80.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:04:50 AM FILED/CERT

Correct,

#10,000⁰⁰

13-1-2012-001-001.000

Recording requested by:

N.C. Cairns

and when recorded, please return this deed and tax statements to:

N.C. Cairns
125 Hickory St
Columbiana, Al 35031
Escrow No.:



201111700347553 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/17/2011 10:45:33 AM FILED/CERT

Title Order No.:

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on 10 Sept, 20 11,
between Meadowlark South Co ("Grantor") whose address is 125 Hickory St
Columbiana, Ala 35051 and Thomas C. Cairns
("Grantee") whose address is 1494 Salem Rd. Montevallo, Ala 35115.

FOR A VALUABLE CONSIDERATION, in the amount of Ten
DOLLARS (\$ 10.00) and other good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND
FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or
parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the
City of Alabaster, County of Shelby,
State of Alabama described as follows:

[Insert legal description]

Begin at a 1" crimped pipe locally accepted as the SE corner of the
NE 1/4-NW1/4 Sec.35, TP-20-S, R-3-W; thence S89 37'55"W along south
line of said 1/4-1/4 sec. & run 406.74ft to an unmarked corner; thence
N01 43'46"W & run 594.25ft to an unmarked corner on the So right-of-
way line of Cty Rd 66; thence along said right-of-way line N89 14'27"E
& run 406.66ft to a 5/8" rebar along the E line of said 1/4-1/4 Sec;
thence S01 43'46"E along said E 1/4-1/4 Sec line and run 545.34ft. to
a 1" crimped pipe; thence S01 45'08"E along said E 1/4-1/4 Sec line
& run 51.69ft to Pt-of-Beg. Containing 5.56 acres of 242,190sq ft,
more or less.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions,
reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above
described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that
neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any
right or title to the property described above, or any of the buildings, appurtenances and
improvements thereon.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 10 Sept,
20 11

Nicholas C. Cairns

Nicholas C. Cairns

Type or Print Name of Grantor

State of Alabama
County of Shelby } ss.

On 10 Sept 20, 11 before me, Melinda S. Walker,
personally appeared Nicholas C. Cairns personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Melinda S. Walker
Signature of Notary Public

NOTARY SEAL

Melinda S. Walker
Printed Name of Notary

MELINDA S. WALKER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 11, 2015

20111117000347558 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/17/2011 10:45:33 AM FILED/CERT

Shelby County, AL 11/17/2011
State of Alabama
Deed Tax: \$10.00

20150121000021680 7/9 \$80.00
Shelby Cnty Judge of Probate, AL
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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION

In the matter of:

Thomas C. Cairns,

Debtor.

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Case No. 12-00485-BGC-7

CERTIFICATE OF NO OBJECTIONS

This matter is before the Court on the Trustee's Amended Notice of Intent to Sell Right, Title and Interest Only of Unencumbered Property of the Estate with Corrected Legal Description (identified as Proceeding #53 on the Court's docket sheet).

After notice, a hearing was held on February 6, 2013.


No objections were filed at or prior to the hearing.

Dated: February 7, 2013

By: Bonnie Filasek, Courtroom Deputy

Scott W. Ford, Clerk
United States Bankruptcy Court

bf


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name James Henderson
Mailing Address 505 N. 20th St
Birmingham, AL
35203

Grantee's Name NC Cairns
Mailing Address 125 Hickory St
Columbiana AL
35051

Property Address _____

Date of Sale _____
Total Purchase Price \$ 142,000
or
Actual Value \$ _____
or
Assessor's 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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).

Date 1-21-15

Print NICHOLAS CAIRNS

☐ Unattested

Sign

Nicholas Cairns

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1