

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

IN RE:

Lenn Morris,

DEBTOR

}  
}  
}  
}  
}

CASE NO. 18-00036-DCS7

**QUITCLAIM DEED  
BY TRUSTEE IN BANKRUPTCY**

**THIS DEED** made this the 19th day of June, 2018, between the Bankruptcy Estate of Lenn Morris, by and through its duly appointed Trustee in Bankruptcy, Andre' M. Toffel, in his capacity as Trustee and not individually, in case number 18-00036, in the United States Bankruptcy Court, Northern District of Alabama, Southern Division (hereinafter referred to as "Grantor") and ServisFirst Bank, (hereinafter referred to as "Grantee"), pursuant to and authorized by Order of the said Bankruptcy Court dated 18th day of June, 2018, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

**WITNESSETH**


**WHEREAS**, on, to-wit, on January 5, 2018, a voluntary petition for relief under chapter 7 of the Bankruptcy Code was filed by the debtor, Lenn Morris, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, case number 18-00036, and,

**WHEREAS**, on or about, to-wit, January 5, 2018, 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 Motion for Authority to Sell Real Property, and the Bankruptcy Court having issued its Order approving said Motion, 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 \$30,000.00 (thirty thousand dollars and no cents) of the lawful money of the United States and other good and valuable consideration, to him in hand paid by the Grantee, receipt of which is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto the said ServisFirst Bank all the right, title, interest, and claim I have as Trustee of the Bankruptcy Estate of Lenn Morris, in and to the following described real estate, located in Shelby County, State of Alabama, to-wit:

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Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 07/12/2018  
State of Alabama  
Deed Tax: \$30.00

See Exhibit B attached hereto and incorporated by reference.

**TO HAVE AND TO HOLD** unto the said ServisFirst Bank, and its assigns 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.

**WITNESS** my hand and seal this the 19th day of June, 2018.

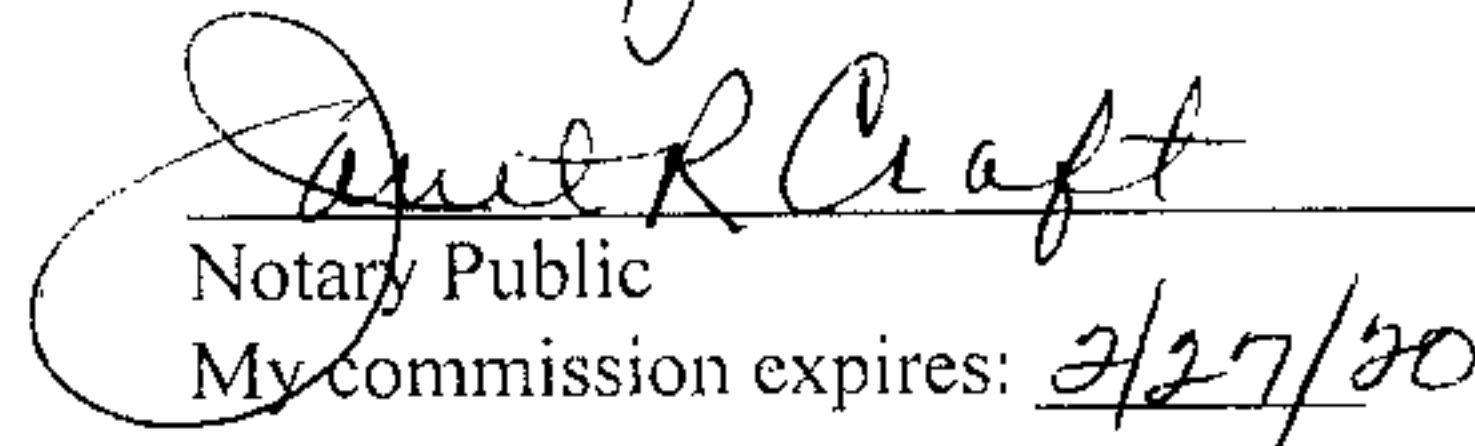


Andre' M. Toffel, as and only  
as Trustee for the Bankruptcy  
Estate of Lenn Morris, and not  
in my individual capacity

**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, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of June, 2018.




Notary Public  
My commission expires: 2/27/20

This instrument prepared by:  
Stephen B. Porterfield  
Sirote & Permutt, PC  
2311 Highland Avenue South  
Birmingham, AL 35205



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# Exhibit A

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

In re:  
Lenn W. Morris

Case No. 18-00036-DSC7  
Chapter 7

Debtor(s)

**ORDER GRANTING MOTION FOR AUTHORITY TO SELL REAL PROPERTY FREE  
AND CLEAR OF ALL LIENS, INTERESTS OR OTHER ENCUMBRANCES BY  
PRIVATE SALE**

This matter came before the Court on Tuesday, June 12, 2018 for a hearing on the following: Doc. 50; Motion for Authority to Sell Real Property Free and Clear of All Liens, Interests or Other Encumbrances by Private Sale, filed by Stephen B. Porterfield, counsel for the Trustee, Andre Toffel.

Proper notice of the hearing was given and appearances were made by the following: Stephen B. Porterfield, counsel for trustee and Sam Stephens, counsel for ServisFirst Bank.

For the reasons stated on the record, it is hereby ORDERED ADJUDGED and DECREED as follows:

1. That the Motion for Authority to Sell Real Property, Free and Clear of All Liens, Interest or Other Encumbrances by Private Sale is hereby GRANTED.
2. The Trustee is authorized to execute any instruments necessary to effectuate the transfer of the real property described in the motion; and
3. The sale proceeds of \$30,000 shall be paid to the Trustee to be held until further order of this Court.

It is so ORDERED this the 18<sup>th</sup> day of June, 2018.

/s/ D. Sims Crawford  
D. SIMS CRAWFORD  
United States Bankruptcy Judge

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# Exhibit B



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# Stewart Title Guaranty Company

## EXHIBIT A

Agent's File No: 2018-000333

### LEGAL DESCRIPTION:

#### PARCEL 2

A parcel of land situated in the East One-Half of Section 27, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said Section 27; thence S 00 degrees 06 minutes 27 seconds E, along and with the East line of said Section 27, 400.00 feet; thence S 44 degrees 53 minutes 33 seconds W leaving said East line, 441.24 feet; thence S 00 degrees 06 minutes 27 seconds E 785.35 feet to the Point of Beginning; thence S 51 degrees 34 minutes 12 seconds W 613.70 feet; thence S 60 degrees 20 minutes 07 seconds W 648.41 feet; thence N 00 degrees 06 minutes 27 seconds W 708.94 feet; thence S 89 degrees 37 minutes 25 seconds E 1045.71 feet to the Point of Beginning.

#### NORTH ACCESS EASEMENT "A"

An access easement of undetermined width lying in and being a part of the Northeast 1/4 of Section 27; Township 18 South, Range 1 East, Shelby County, Alabama, the centerline of which being more particularly described as follows: Commence at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed S 00 degrees 06 minutes 27 seconds E along the East line of said Section 27 for 676.96 feet to a point; thence leaving said East line, proceed S 89 degrees 53 minutes 23 seconds W for 291.89 feet to a point, said point lying in the centerline of an existing drive, said point also being the Point of Beginning of herein described centerline; thence proceed N 37 degrees 06 minutes 56 seconds E for 264.69 feet to a point; thence proceed N 43 degrees 08 minutes 48 seconds E for 112.54 feet to a point; thence proceed N 21 degrees 25 minutes 26 seconds E for 105.49 feet to a point; thence proceed N 04 degrees 10 minutes 16 seconds E for 58.64 feet to a point; thence proceed N 43 degrees 04 minutes 14 seconds W for 64.26 feet to a point; thence proceed N 64 degrees 19 minutes 08 seconds W for 206.86 feet to a point; thence proceed N 64 degrees 04 minutes 53 seconds W for 142.28 feet to a point, said point being the Point of Ending of herein described centerline.

#### NORTH EASEMENT "B"

A 60 foot wide access easement situated in the Northeast 1/4 of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, said easement lying 30 feet on both sides of its centerline, said centerline being more particularly described as follows: Commence at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed N 89 degrees 37 minutes 25 seconds W along the northerly line of said section for 334.32 feet to the Point of Beginning of herein described centerline of 60 foot wide easement; thence leaving the northerly line of said section proceed S 44 degrees 20 minutes 10 seconds W for 46.30 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 19 degrees 01 minutes 43 seconds, a radius of 180.00 feet and a chord bearing S 34 degrees 49 minutes 19 seconds W for a chord length of 59.51 feet; thence proceed southwesterly along the arc of said curve 59.78 feet to a point; thence proceed S 25 degrees 18 minutes 27 seconds W for 103.19 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 26 degrees 32 minutes 56 seconds, a radius of 183.61 feet and a chord bearing S 12 degrees 02 minutes 00 seconds W for a chord length of 84.32 feet; thence proceed southwesterly along the arc of said curve 85.08 feet to a point; thence proceed S 01 degree 14 minutes 28 seconds E for 29.84 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 14 degrees 19 minutes 26 seconds, a radius of 230.00 feet and a chord bearing S 08 degrees 24 minutes 12 seconds E for a chord length of 57.35 feet; thence proceed southerly along the arc of said curve 57.50 feet to a point; thence proceed S 15 degrees 33 minutes 55 seconds E for 57.63 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 13 degrees 03 minutes 54 seconds, a radius of 180.00 feet and a chord bearing S 22 degrees 05 minutes 51 seconds E for a chord length of 40.96 feet; thence proceed southeasterly along the arc of said curve 41.04 feet to a point; thence proceed S 28 degrees 37 minutes 48 seconds E for 286.47 feet to the Point of Ending of herein described centerline of a 60 foot wide easement.

#### ALSO:

A 60 foot ingress and egress easement recorded in Inst # 20090331000117230 and shown on exhibit therein.

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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	Andre' M. Toffel, as Trustee for the Bankruptcy Estate	Grantee's Name	ServisFirst Bank
Mailing Address	of Lenn Morris	Mailing Address	2500 Woodcrest Place
	450A Century Park South Suite #206A		Birmingham, AL 35209
	Birmingham, AL 35226		
Property Address	Mystic Valley View	Date of Sale	June 19, 2018
	Sterrett, AL 35147	Total Purchase Price	\$ 30,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 \_\_\_\_\_

Print Jeff Underwood Esq for Siroty: Permutt R

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

ified by)

(Grantor/Grantee/Owner/Agent) circle one



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Settlement Form RT-1