


| Grantor Address:   | Grantee Address:  |
|--|---|
| Andre M. Toffel, as Trustee of the Bankruptcy Estate of Hope Yuan Chi-Mills., Case No. 16-01302-DSC-7, United States Bankruptcy Court, Northern District of Alabama<br>450A Century Park South Ste. 206A<br>Birmingham, AL 35226 | Steven J. Owen, Inc.<br>253 Oak Forest Trail<br>Pelham, AL 35124<br><br>20181108000396570 1/4 \$33.50<br>Shelby Cnty Judge of Probate, AL<br>11/08/2018 04:03:15 PM FILED/CERT |

### TRUSTEE'S STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

**THIS DEED** made this the 1st day of November, 2018, between the **Bankruptcy Estate of Hope Yuan Chi-Mills aka Hope Chi-Mills, a single woman, Bankruptcy Case No. 16-01302-DSC-7**, United States Bankruptcy Court, Northern District of Alabama, Southern Division, by and through its duly appointed Trustee in Bankruptcy, André M. Toffel, in his capacity as Trustee and not individually, (hereinafter referred to as "Grantor") and **Steven J. Owen, Inc.** (hereinafter referred to as "Grantee"), pursuant to and authorized by Order of the said Bankruptcy Court dated October 6, 2018, a copy of which is attached hereto and incorporated herein by reference as Exhibit "B".

### WITNESSETH

**WHEREAS**, a voluntary petition for relief under Chapter 7 of the Bankruptcy Code was filed by the debtor, Hope Yuan Chi-Mills, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, case number **16-01302-DSC-7**.

**WHEREAS**, 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 Bankruptcy Clerk of the Court issued notice to all parties in said bankruptcy case on September 6, 2018, pursuant to the Grantor's Notice of Intent and Motion for Authority to Sell Commercial Real Property Free and Clear of All Liens, Interests or Other Encumbrances by Private Sale and the Bankruptcy Court having issued its Order Authorizing the said Sale, said Order being attached hereto as Exhibit "B".

**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 **NINE THOUSAND FIVE HUNDRED AND 00/100 U.S. DOLLARS (\$9,500.00)** paid to Grantor in hand by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby transfer unto the said Grantee, all of the Grantor's right, title and interest, including any rights of redemption, in and to the following described real property located in Jefferson County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein

Parcel ID No. 23 1 11 3 001 007.028

**TO HAVE AND TO HOLD** unto the said Grantee, "as is" in fee simple, and to its successors and assigns forever.

**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  
Hope Yuan Chi-Mills aka Hope Chi-Mills  
Bankruptcy Case # 16-01302-DSC-7**

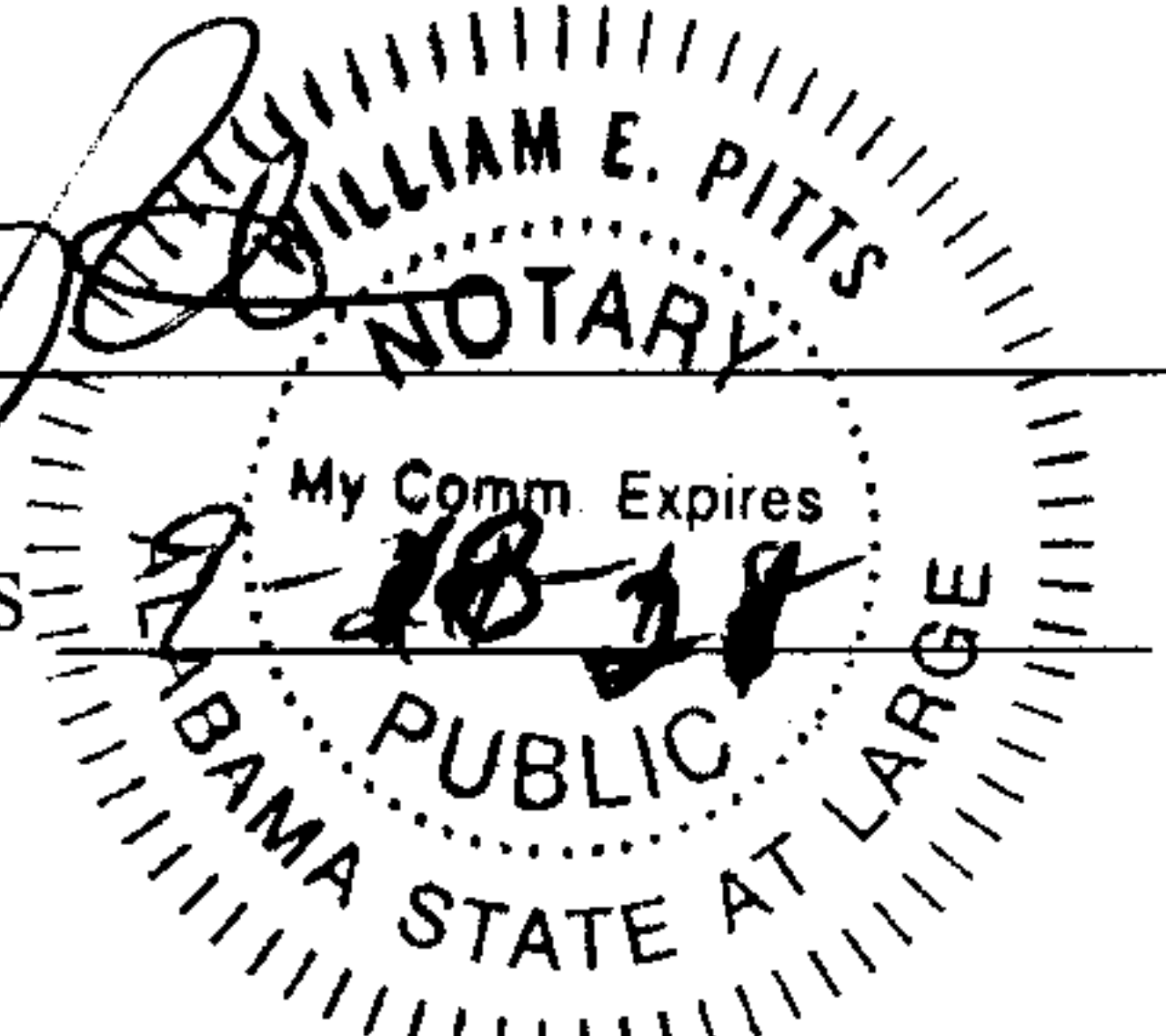
By: Andre M. Toffel as Trustee  
Andre' M. Toffel, as, and only as, Trustee  
in Bankruptcy and not individually

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**


I, William E. Pitts, a Notary Public in and for said County, in said State, hereby certify that Andre' M. Toffel, as Trustee in Bankruptcy and not individually, whose name as Trustee in Bankruptcy, 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, acting with full authority on behalf of said bankruptcy estate, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2018.

William E. Pitts  
NOTARY PUBLIC  
My commission expires 9-18-18



**THIS INSTRUMENT PREPARED  
BY: W. Eric Pitts, P.O. Box 280  
Alabaster, AL 35007, (205) 216-4418.  
No title opinion requested, none rendered.**

  
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**EXHIBIT A**

**COMMENCE AT THE SE CORNER OF THE SW ¼ OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA; THENCE RUN N 89-10'55" W FOR 895.60' TO A FOUND CAP REBAR AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 48.13' TO A FOUND CAP REBAR; THENCE RUN N 20-06'40" E FOR 333.71' TO A FOUND CAP REBAR; THENCE RUN N 25-29'09" E FOR 22.53' TO A FOUND CAP REBAR; THENCE RUN S 64-30'29" E FOR 17.84' TO A FOUND CAP REBAR; THENCE RUN S 25-11'31" W FOR 22.73' TO A FOUND CAP REBAR; THENCE RUN S 64-29'57" E FOR 65.03' TO A FOUND CAP REBAR; THENCE RUN S 20-40'00" W FOR 111.64' TO A FOUND CAP REBAR; THENCE RUN S 88-23'42" W FOR 10.55' TO A FOUND CAP REBAR; THENCE RUN S 27-47'29" W FOR 196.04' TO THE POINT OF BEGINNING**

**According to that certain survey dated 11/1/2018 by S. M. Allen PLS No. 12944**



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**EXHIBIT B**

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

IN THE MATTER OF: )  
 )  
HOPE YUAN CHI-MILLS, ) CASE NO.: 16-01302-DSC  
 ) CHAPTER 7 CASE  
DEBTOR. )

**ORDER**

This matter came before the court on the October 2, 2018, on the Notice of Intent and Motion for Authorization to Sell Real Property Free and Clear of All Liens, Interests or other Encumbrances by Private Sale (Proc. 108) filed by André M. Toffel, Trustee. Appearances were noted on the record.

The Court notes that no objections were filed in opposition to the said Motion and none were voiced at the hearing.

Based on the arguments of counsel and the pleadings,

It is therefore **ORDERED, ADJUDGED and DECREED** that:


The Motion for Authorization to Sell Real Property Free and Clear of All Liens, Interests or other Encumbrances by Private Sale (Proc. 108) is hereby **APPROVED**.

The Trustee is further authorized to pay United Security Bank \$6,000.00 from the proceeds of the sale, and further authorized to execute all necessary documents to sell the real property as set forth in the pleadings.

**Dated: October 4, 2018**

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

This Order prepared by:  
André M. Toffel, Trustee  
450A Century Park South #206A  
Birmingham, AL 35226  
(205) 252-7115

  
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