

This Instrument Prepared By:

Thomas E. Reynolds, Esq.
Reynolds Legal Solutions, LLC
300 Richard Arrington Jr. Blvd.
Suite 503
Birmingham, Alabama 35203

Send Tax Notice to:

Paul Aboujaoude
3775 South Brookwood Rd
Birmingham, AL 35223

STATE OF ALABAMA)
JEFFERSON COUNTY)

TRUSTEE'S DEED

This indenture, made as of the 28th day of November, 2018, between **THOMAS E. REYNOLDS, as Trustee in bankruptcy for the estate of James Daniel Mason**, presently pending in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number 17-01930 (hereinafter called "Grantor") and **PAUL ABOUJAOUDE and CLAUDETTE ABOUJAOUDE**, as joint tenants with right of survivorship (hereinafter called "Grantee").

W I T N E S S E T H:

WHEREAS, Grantor was appointed Interim Trustee in the bankruptcy case of James Daniel Fowler in Case Number 17-01930 as evidenced by the Order Appointing Interim Trustee dated May 8, 2017; and

WHEREAS, Grantor continues to serve in said capacity, there having been no election or substitution for the Trustee at the meeting of creditors held under Title 11, U.S.C. §341(a) or since; and


WHEREAS, Grantor did issue notice to all entities named or identified in the Trustee's Amended Motion for Authority to Sell Assets by Private Sale Free and Clear of Liens and Notice of Sale dated September 19, 2018, which Motion proposed a sale of the subject property pursuant to 11 U.S.C. § 363(f) (2) (3) and (4); and

WHEREAS, after hearing held and after notice to creditors, the Court did enter its Order dated November 1, 2018, approving and confirming the sale proposed by the Trustee.

NOW, THEREFORE, by virtue of the power and authority granted the Grantor to sell the Property pursuant to the provisions of 11 U.S.C. §363 (f), and the Court's Order mentioned hereinabove, and in consideration of the sum of Three Hundred Forty Thousand and no/100 DOLLARS (\$340,000.00), lawful money of the United States, paid from Grantee to Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all the right, title and interest of the bankruptcy estate, and all the right, title and interest possessed by James Daniel Mason at

Shelby County, AL 11/30/2018
State of Alabama
Deed Tax: \$91.00

-1-


20181130000419110 1/4 \$115.00
Shelby Cnty Judge of Probate: AL
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the time of the filing of the bankruptcy petition in Bankruptcy Case No. 17-01930, together with every contingent remainder and right of reversion, the real property described as follows:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of said Quarter-Quarter Section; thence in a Northerly direction along and with the West line of said Quarter-Quarter Section 1140.85 feet to the Southerly right of way margin of Shelby County Highway 26; thence with a deflection of 85 degrees, 33 minutes, 36 seconds right along and with said Southerly right of way line, 349.48 feet to a point; thence with a deflection of 89 degrees, 40 minutes, 21 seconds right, leaving said Southerly right of way line, 970.60 feet to a point; thence with a deflection of 00 degrees, 11 minutes, 35 seconds left 226.73 feet to the South line of said Quarter-Quarter Section; thence with a deflection of 98 degrees, 10 minutes, 36 seconds right, 449.41 feet to the Southwest corner of said Quarter-Quarter Section and the point of beginning, being situated in Shelby County, Alabama, forming a closing interior angle of 93 degrees, 12 minutes, 58 seconds.

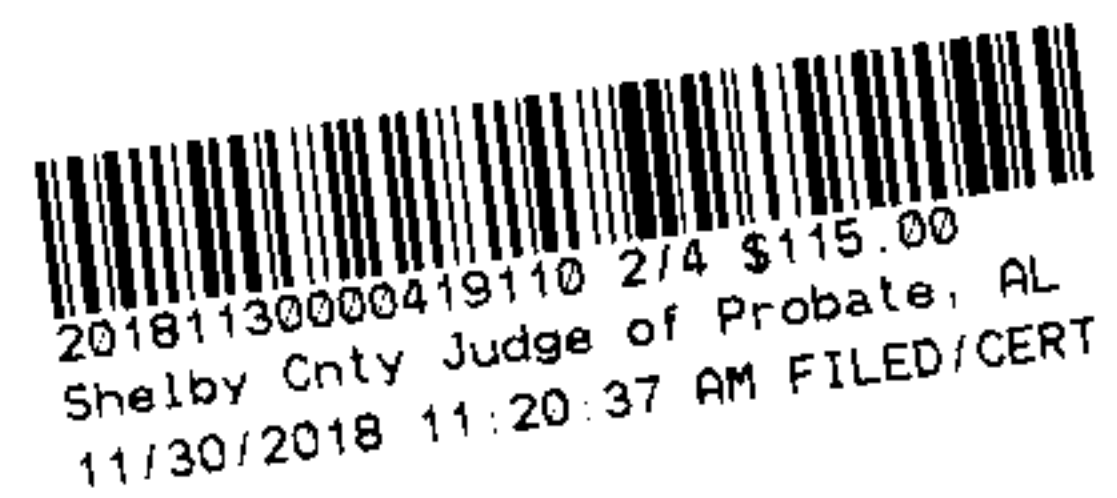
And

A parcel of land situated in the South One-half of the Northwest Quarter of Section 17, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

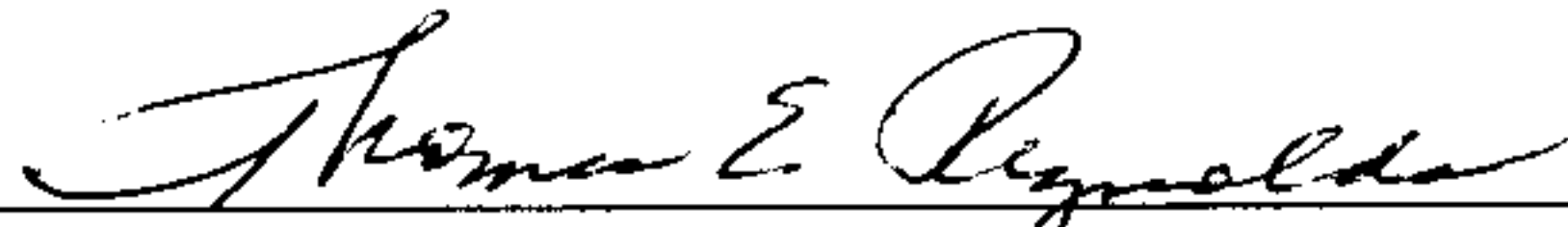
Commence at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said section; thence in a Easterly direction, along and with the South line of Northwest Quarter, 449.41 feet to the point of beginning; thence with a deflection of 98 degrees, 10 minutes, 36 seconds, left, 226.73 feet to a point; thence with a deflection of 0 degrees, 11 minutes, 35 seconds right, 970.60 feet to the Southerly right-of-way margin of Shelby County Highway 26; thence with a deflection of 90 degrees, 19 minutes, 39 seconds right, along and with said right-of-way margin, 1003.47 feet to the beginning of a curve to the right, said curve having a central angle of 14 degrees, 15 minutes, 22 seconds and a radius of 1274.84 feet; thence along the arc of said curve and said Southerly right-of-way line, 317.20 feet to a point; thence with a deflection of 87 degrees, 16 minutes, 00 seconds, right, from the tangent of said curve, 175.79 feet to a point; thence with a deflection of 0 degrees, 05 minutes, 00 seconds right, 247.80 feet to a point; thence with a deflection of 0 degrees, 09 minutes, 00 seconds right, 114.01 feet to a point; thence with a deflection of 88 degrees, 23 minutes, 00 seconds left, 466.32 feet to a point; thence with a deflection of 0 degrees, 23 minutes 00 seconds right, 322.63 feet to a point on the South line of said Northwest Quarter; thence with a deflection of 93 degrees, 54 minutes, 00 seconds right, along and with said South line 1163.46 feet to the point of beginning, forming a closing interior angle of 98 degrees, 10 minutes, 36 seconds.

Subject to ad valorem taxes for the current tax year, easements, rights-of-ways, and restrictions appearing of record.

TO HAVE AND TO HOLD, the premises herein granted unto the Grantee as joint tenants with right of survivorship, together with every contingent remainder and right of reversion.



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.



THOMAS E. REYNOLDS,

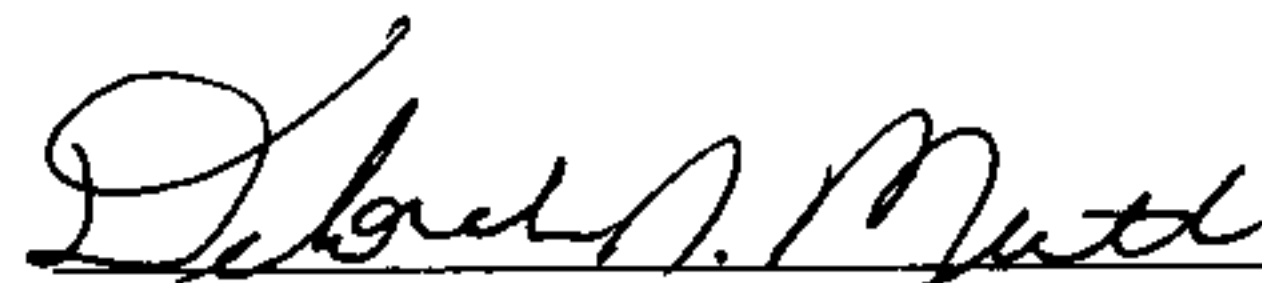
As and Only as
Trustee of the Bankruptcy Estate of
James Daniel Mason

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **THOMAS E. REYNOLDS**, as Trustee of the Bankruptcy Estate of James Daniel Mason, 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 such conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 27th day of November, 2018.


[NOTARIAL SEAL]



Notary Public

My Commission Expires




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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 Thomas E. Reynolds, Trustee in Grantee's Name Paul Abouyconde
Mailing Address Bankruptcy for the Estate of James Daniel Mason Mailing Address Claudette Abouyconde
300 Richard Arrington Jr Blvd 3775 South Brookwood Rd
Birmingham, AL 35203 Birmingham, AL 35223

Property Address 316 Hwy 26 Date of Sale 11-28-18
Alabaster AL 35007 Total Purchase Price \$ 340,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 11-28-18

Print Greg Harrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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