

IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:)

MARY ANN GLAZNER AKA)

MARY ANNE BUTLER GLAZNER,)

Deceased

Case No.: 17BHM01407

ORDER AUTHORIZING SALE OF REAL PROPERTY

This matter came before the Court upon a Petition for Sale of Real Property to Pay Debts, filed by James Lytton Glazner, as Personal Representative of the Estate of **Mary Ann Glazner a/k/a Mary Anne Butler Glazner, deceased**, asking for an order of this Court authorizing the sale of certain real estate, hereinafter described, at private sale in order to pay debts in the estate. The property is described as follows:

Address: Property consisting of 2 adjoining acres in Sterrett, Alabama, totaling 84 acres
Legal Description: See the attached legal description
Parcel ID #: 05-9-29-0-000-001.000

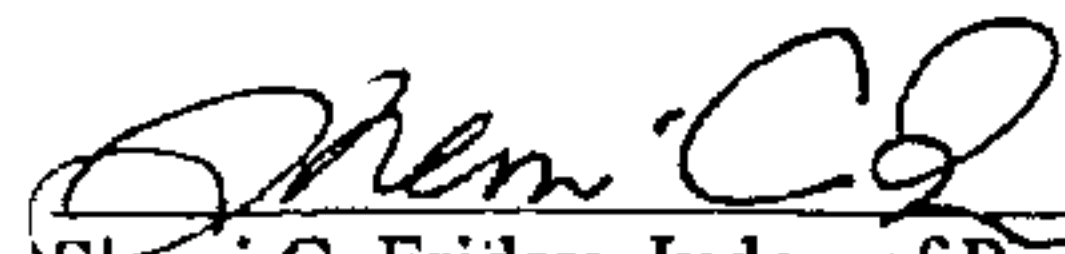
Attached to the Petition is a Sales Contract for the purchase of the aforementioned described parcel and interest owned by the Estate of Mary Ann Glazner a/k/a Mary Anne Butler Glazner, Deceased. It has been proven, to the satisfaction of the Court, that said debts cannot be paid on the estate without a sale thereof, and it appears, to the satisfaction of the Court, that the sole heir has consented to said sale.

After reviewing the Petition and the evidence presented, the Court finds that the sales price of \$240,000.00, reflected in the sales contract on the property, represents a fair price.

Therefore, it is **ORDERED, ADJUDGED AND DECREED** by the Court that the Petition for Sale of Real Property to Pay Debts is hereby granted and **James Lytton Glazner**, as Personal Representative of the Estate of **Mary Ann Glazner a/k/a Mary Anne Butler Glazner**, deceased, is authorized and directed to sell and convey the property and interests described herein to Sarah Reed, for the amount of \$240,000.00 on the terms described in the contract attached to the Petition.

It is further **ORDERED** that a report of sale shall be filed within 30 days of the date of the sale. All cost of this proceeding shall be taxed against said estate, for which let execution issue.

DONE AND ORDERED this 24 day of April, 2019.



Sherri C. Friday, Judge of Probate


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Shelby Cnty Judge of Probate AL
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EXHIBIT "A"
LEGAL DESCRIPTION

The SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, EXCEPT that certain (.69) acre tract conveyed to Central of Georgia Railway Company by that certain deed recorded in Deed Book 77, at Page 419, in the Office of the Judge of Probate of Shelby County, Alabama.

The SE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East.

That part of the NE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East, lying South of Central of Georgia Railway Company. Situated in Shelby County, Alabama.

Less and except the following described property:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

PARCEL I:

All that part of the East 100.0 feet of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the SW 1/4 of the SE 1/4 of said Section 29 and run South along the East line of said 1/4-1/4 section for a distance of 787.18 feet to a point of intersection with the northerly right of way line of Alabama Highway No. 25; thence right 63 degrees 26 minutes 10 seconds and run southwesterly along said road right of way for a distance of 111.80 feet; thence right 116 degrees 33 minutes 50 seconds and run North and parallel to the East line of said 1/4-1/4 section 835.07 feet to the North line of said 1/4-1/4 section; thence right 88 degrees 47 minutes 11 seconds and run East 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that part of the railroad right of way.

PARCEL II:

All that part of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama lying South of Alabama Highway No. 25, described as follows:

Beginning at the SE corner of the SW 1/4 of the SE 1/4 of said Section 29 and run North along East line of said 1/4-1/4 section for a distance of 369.92 feet to a point of intersection with the southerly right of way line of Alabama Highway No. 25; thence left 116 degrees 33 minutes 50 seconds and run southwesterly along said road right of way for a distance of 608.05 feet to point of curve to the left, said curve having a central angle of 8 degrees 03 minutes 46 seconds and a radius of 1586.7 feet; thence along arc of said curve for a distance of 223.28 feet to a point of intersection with the South line of said 1/4-1/4 section; thence left 148 degrees 11 minutes 12 seconds to tangent and run East along said South line for a distance of 736.14 feet to the point of beginning; being situated in Shelby County, Alabama.



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