

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

IN RE:)
)
MARK ANTHONY RYAN, JR.,) BANKRUPTCY CASE NO.:
) 20-01262-TOM-7
)
Debtor.)

TRUSTEE'S DEED

This Deed executed this the 17th day of May 2021, by André M. Toffel, as and only as the Trustee of the above-named debtor's bankruptcy estate ("Toffel"), be it therefore witnesseth that:

WHEREAS, Mark Anthony Ryan, Jr., filed a bankruptcy proceeding in the United States Bankruptcy Court for the Northern District of Alabama Southern Division on March 27, 2020, assigned case number 20-01262-TOM-7, being a proceeding under Chapter 7.

WHEREAS, Toffel was appointed Trustee of the bankruptcy estate by Order of the Bankruptcy Court, and Toffel having qualified as such Trustee, and entered into a proper bond, and Toffel having continued to act and now acting and serving in such capacity as Trustee.

WHEREAS, the Trustee did file a motion for authority to sell the property described below to Franklin Jeffrey Hester and Katherine W. Hester in the above bankruptcy case:

Lot 7, according to the Survey of Greystone 4th Sector, Phase II, as recorded in Map Book 22, Page 27, in the Probate Office of Shelby County, Alabama. (the "Property")

WHEREAS, the Bankruptcy Court did authorize said sale by the Order attached hereto and incorporated herein as Exhibit A dated the 13th day of May 2021.

NOW THEREFORE, Toffel, as and only as Trustee of the bankruptcy estate of Mark Anthony Ryan, Jr., in consideration of the power and authority vested in him as Trustee, and upon the payment to him of the sum of \$807,000.00, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and convey to Franklin Jeffrey Hester and Katherine W. Hester, as joint tenants with right of survivorship ("Grantees"), all his right, title, interest and claim in and to the Property.

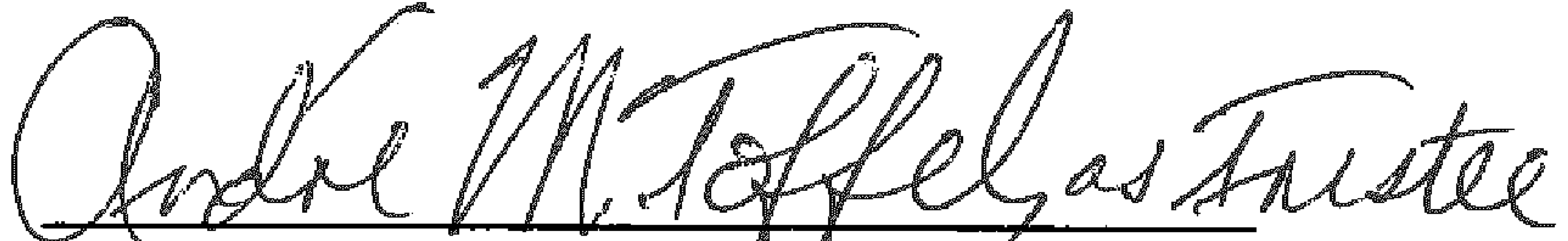
TOFFEL HAS MADE NO AFFIRMATION OF FACT AND HAS MADE NO PROMISE RELATING TO THE REAL PROPERTY SUBJECT OF THIS CONVEYANCE WHICH HAS BECOME ANY BASIS OF THE BARGAIN MADE OR HAS CREATED OR AMOUNTED TO AN EXPRESSED WARRANTY THAT THE REAL PROPERTY

DESCRIBED HEREIN ABOVE CONFORMS TO ANY SUCH AFFIRMATION OR PROMISE.

TOFFEL IS SELLING THE ABOVE-DESCRIBED REAL PROPERTY "AS IS, WHERE IS", AND DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO SUCH REAL PROPERTY.

TO HAVE AND TO HOLD, said real property unto said Grantees, Franklin Heffrey Hester and Katherine W. Hester, as joint tenants with right of survivorship, their heirs and assigns, forever.

WITNESS WHEREOF, Toffel has hereunto set his hand and seal on this the 17th day of May 2021.



André M. Toffel, as and only as Trustee of
the Bankruptcy Estate of Mark Anthony Ryan, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public in and for said state and county, hereby certify that André M. Toffel, whose name as Trustee of the bankruptcy estate of Mark Anthony Ryan, Jr., is signed to the foregoing Trustee's Deed, and who is known to me, acknowledged before me on this date, he, in his capacity as Trustee, executed the same voluntarily on the date same bears date.

Given under my hand and seal this the 17th day of May 2021.




Notary Public
My Commission expires: 8/20/24

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ALABAMA - SOUTHERN DIVISION**

In the Matter of:

Mark Anthony Ryan, Jr.

SSN: XXX-XX-8232

DEBTOR(S).

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}
}

Case No: 20-01262-TOM7**ORDER**

This matter came before the Court on Thursday, May 13, 2021 09:25 AM, for a hearing on the following:

- 1) RE: Doc #102; Trustee's Motion for Approval of Agreement between Andre' Toffel, Trustee, Mark Anthony Ryan, Jr., Debtor and Charlene Ryan, wife of Mark Ryan filed by William Dennis Schilling, Attorney for Trustee
- 2) RE: Doc #103; Trustee's Motion to Sell Property Free and Clear of Liens under Section 363(f) filed by William Dennis Schilling, Attorney for Trustee
- 3) RE: Doc #116; Response to Trustee's Motion to Sell Property Free and Clear of Liens under Section 363(f) filed by Jonathan Smothers, Attorney for Wilmington Trust National Association

Proper notice of the hearing was given and appearances were made by the following:

William Dennis Schilling, attorney for Andre' M Toffel (Trustee)

Jonathan Smothers, attorney for Wilmington Trust National Association

It is therefore ORDERED, ADJUDGED and DECREED that:

1) Based on arguments of counsel and the pleadings, the Motion is Granted and the compromise is approved as set forth in the pleadings.

2 & 3) Based on arguments of counsel and the pleadings, the Motion is Granted and the Trustee is authorized to sell the property as set forth in the pleadings.

Dated: 05/13/2021

/s/ TAMARA O. MITCHELL

TAMARA O. MITCHELL

United States Bankruptcy Judge



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Beryl