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10/26/2021 09:27:29 AM
ORDER 1/2

Entered and Filed 10/18/2021 2:06 PM Kirby Melton Chief Clerk Probate Court Shelby County Alabama

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:

MICHAEL FREDERICK WEAVER,
deceased

CASE NO. PR-2019-000522

ORDER APPROVING SALE
OF REAL PROPERTY

This cause came before the Court on petition of the Personal Representative(s), **KIMELA WEAVER WENDT**, for an order authorizing the sale of, decedent's real property located at:

4613 Hollow Lane Helena, AL 35080 or more particularly described in Exhibit B attached hereto:

The Court being satisfied that said property is being sold for an amount not disproportionate to its fair market value and to a party bearing no relation or common interest with Petitioner(s) herein, and all interested parties having consented or having received proper notice to such sale;

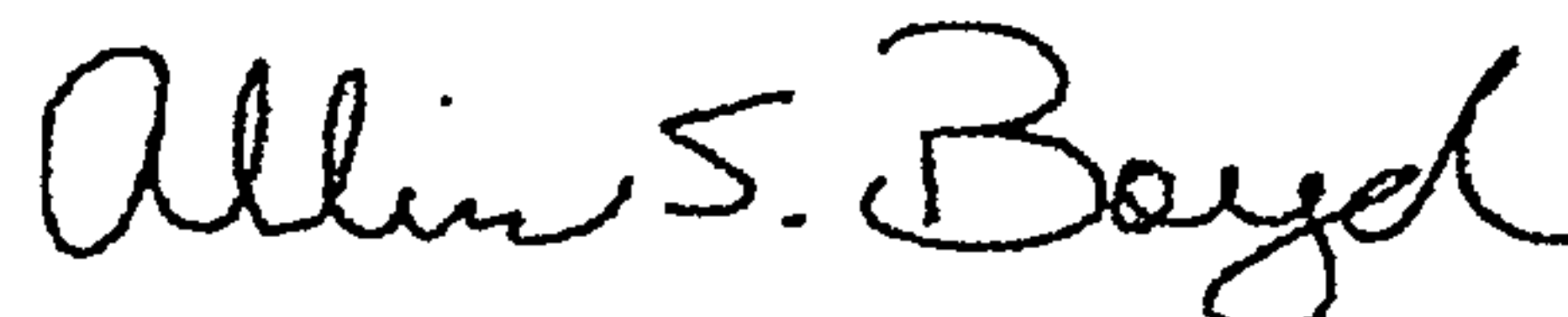
It is ORDERED that said petition be granted and the contract for sale as attached hereto as "Exhibit A" be approved. Petitioner(s) is/are authorized to execute any and all documents necessary for the execution and completion of said sale, provided, however, that the proceeds from said sale be paid by the Purchaser and/or Closing Attorney to the Probate Court of Shelby County, Alabama.

It is further ORDERED that any outstanding mortgage, lien or encumbrance against the property be satisfied at closing.

Petitioner is further ORDERED to report the completion of said sale within thirty (30) days.

Costs of court are hereby taxed against the estate of **MICHAEL FREDERICK WEAVER**.

DONE and ORDERED this the 18th day of October, 2021.



ALLISON S. BOYD
JUDGE OF PROBATE

cc: CANDICE SHOCKLEY ESQ.
CHRISTOPHER S. HAMER ESQ.
HOLT INSURANCE, INC.

DocuSign Envelope ID: D598E804-4EE8-4C34-982A-799813C4EC70



SHIELD

Shield Property Solutions, LLC

www.bhamhomebuyers.com

This contract dated 6/28/2021 in which Buyer: Shield Property Solutions, LLC offers to purchase from Seller(s): Kim Wendt the following described real estate, together with all improvements thereon and all appurtenant rights, located at: 4613 Hollow Lane Helena AL 35080. Seller agrees:

- 1) The purchase price is to be \$ 100,000 payable at closing
- 2) The conditions of this Purchase are as follows:
 - a) Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will make Buyer aware of any known facts that affect the value of the Property
 - b) Seller and tenant (if any) will make property accessible to show partners, lenders, inspectors, appraisers, and contractors prior to closing.
 - c) If Buyer is unable to complete the purchase for any reason other than unknown issues during the inspection period, then the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this contract.
 - d) If Seller cannot provide clear title, or doesn't allow proper inspection of the property, Buyer will be released from any further obligation under this contract; otherwise, Seller promises to sell under this contract.
 - e) Buyer shall select closing agent if closing is needed.
 - f) Purchase contract and all interest in property is assignable.
 - g) This agreement is subject to the final inspection and approval of the property by the buyer 20 business days after the date this contract is signed by buyer.
- 2) In consideration of the sum of \$ 2,500 as earnest money due upon completion of inspection period. Earnest money is to be held at closing attorney's office.
- 3) Taxes to be prorated, any previous year's taxes to be paid by seller. All attorney closing fees and customary closing costs shall be PAID BY BUYER.
- 4) Closing date shall be on or before 30 days from the date signed below by Seller. Seller grants any extension needed to clear title or to complete closing documentation. Title to the above-described real estate to be conveyed by Warranty Deed or other customary instrument of transfer. Title is to be free, clear, and unencumbered, free of any county, city and federal liens. All liens against the property shall be paid at closing by the seller.
- 5) This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations have been made.
- 6) Seller agrees that buyer is authorized to market, advertise, and list property for sale in any form including the multiple listing service (MLS) and any other media outlet on the internet.

7) Additional Terms:

Date: 6/28/2021

Seller: _____

DocuSigned by

6291A-982E8-4C34

Date: 6/28/2021

Buyer: _____

DocuSigned by

0461 287031217498

Please Print: Kim Wendt

Please Print: Adam Hobson



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2021 09:27:29 AM
\$25.00 CHERRY
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Allen S. Bayl