

IN THE PROBATE COURT OF ST CLAIR COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF }
ANGELINA C LORANT, DECEASED } CASE NO: S-2023-537

ORDER AUTHORIZING SALE OF REAL ESTATE

The Court, having considered the Petition for Private Sale of Real Property as filed by Charles J. Lorant, Executor for The Estate of Angelina C. Lorant, deceased, which came before the Court on October 16, 2024.

The Court has examined the Petition wherein authority is requested to sell the real property owned by the decedent at the time of her death, located at 9534 Highway 55, Harpersville, AL. 35078 and having a Shelby County AL parcel ID #08-8-28-0-001-028.000.

The Court notes the following facts: The pending contract for purchase of said real property was submitted by Top Shelf Properties, LLC on September 12, 2024, after the real estate was on the market for more than 90 days. The purchase price in the pending contract is \$1,312,500.00 and is \$100,000 more than the next highest offer. Further, the property is assessed at \$950,260.00 and all heirs have consented to the sale under the terms of the contract from Top Shelf Properties, LLC and waived notice of further service.

Accordingly, said offer is hereby found to be fair and reasonable, and the buyer is a bona fide purchaser. Petition of the Executor is HEREBY GRANTED. The Executor, Charles J. Lorant, is hereby granted authority to sell said real property, AS IS, for the purchase price of \$1,312,500.

The Executor is authorized to execute all documents required by title insurance company and/or closing attorney to effectuate the transfer of the herein described real property. Said conveyance shall be by Special Warranty Deed, not a General Warranty Deed, and said real property and any appurtenances located thereon shall be sold in an "AS IS and WHERE IS," condition and location, no warranties of any nature being extended.

The sales proceeds, after payment of the mortgage, fees, commissions, claims, judgements and reimbursements, shall be deposited into the Estate account maintained by the Executor until such time as the claims period has expired.

REPORT OF SALE: All proceeds shall be reported to the Court. A Report of Sale of the real property shall be filed with the Court within ten (10) days from the date of closing, stating proceeds received.

The Clerk of the Court is hereby directed to issue a copy of this Order upon: Charles J. Lorant, attorney for the Estate, Ashley Neese, attorney for heir, Teresa L. Callahan, and heir, Desa L. Osborn.

DONE AND ORDERED this 17th Day of October 2024.

This is to certify that this is a true and exact copy. This 8th day of

November, 2024
Andrew Heathington
Judge of Probate

Andrew Heathington
Judge of Probate, St. Clair County

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