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THE STATE OF ALABAMA

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TALLADEGA COUNTY PROBATE COURT

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CASE No. 2022-275

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THE ESTATE OF PHILLIP WENDELL PAYNE, DECEASED


ORDER GRANTING PETITION FOR SALE AND DIVISION

IN THE MATTER OF THE ESTATE OF PHILLIP WENDELL PAYNE, DECEASED.

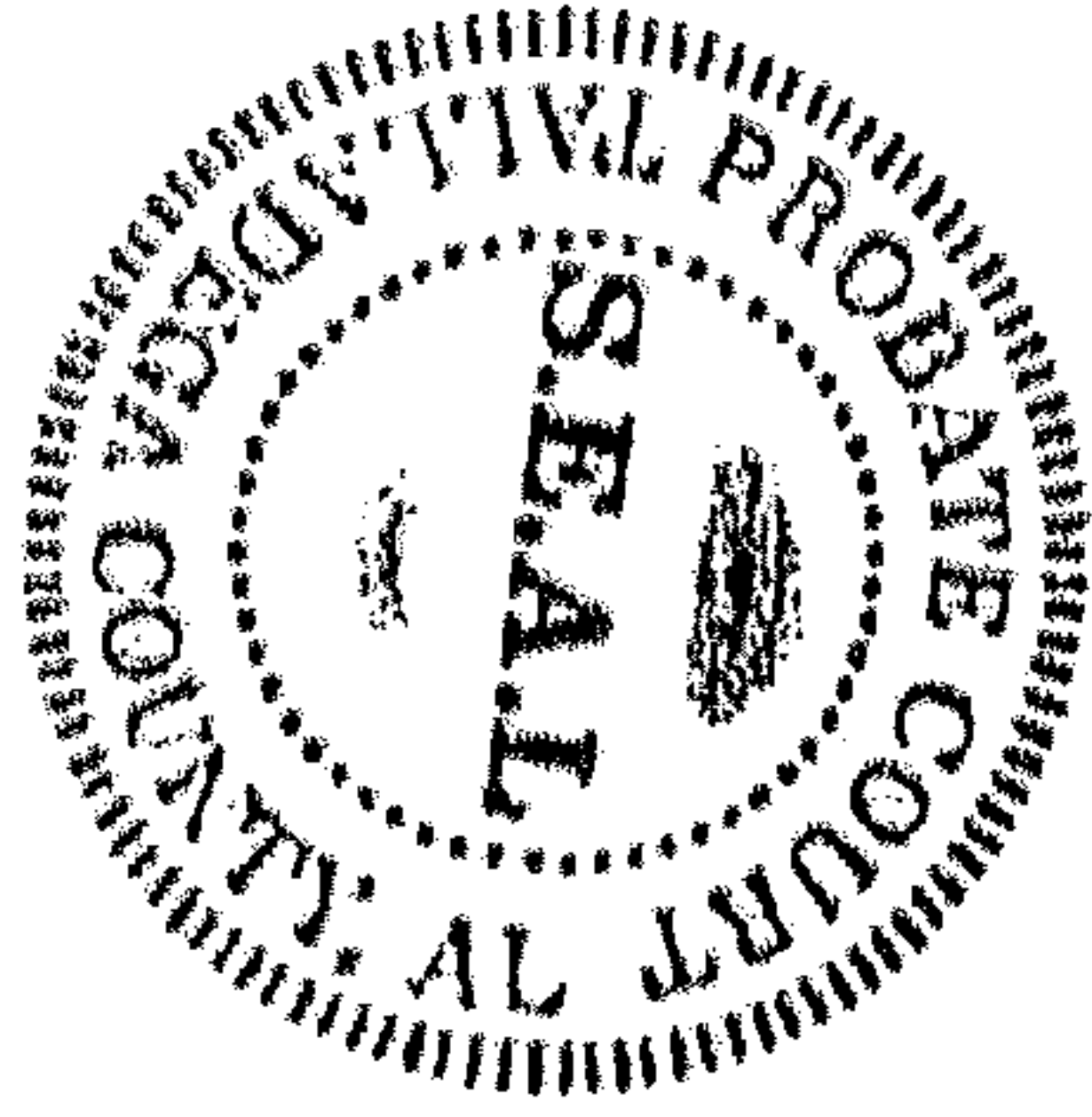
To the Honorable, Chad Joiner, Judge of Probate, Talladega County:

Brenda Joyce Pane, Administrator of the Estate of Phillip Wendell Payne, presents to the Court a Petition requesting sale and division of the property located at 89 Poplar Street, Childersburg, Alabama 35044. It appearing to the Court from the allegations contained in said Petition that the property at issue is not suited for physical partition, that it is impractical for the property to be managed, maintained, and used by all of the heirs, that no heir is able to purchase the interests of the others, and that no party would be prejudiced by a sale and division, it is ORDERED that the Petition be granted and that the property be sold, with the proceeds being divided among the heirs in accordance with their respective interests. It is FURTHER ORDERED that Brian Jacob Payne vacate the premises so that it can be cleaned, inspected, maintained, updated, marketed, and made ready for sale.

It is therefore further ORDERED, ADJUDGED AND DECREED by this Court that the Petition for Sale and Division is hereby granted, that Brenda Payne, Administrator of the Estate of Phillip Wendell Payne, be authorized to sell the aforementioned property for no less than the market value, that the proceeds from the sale be divided among the heirs, and that Brian Payne should vacate the premises within thirty (30) days of the entry date of this order.



HONORABLE CHAD JOINER
JUDGE OF PROBATE



THE STATE OF ALABAMA *
 THE COUNTY OF TALLADEGA * PROBATE COURT
 * CASE NO. 2022-275

THE ESTATE OF PHILLIP WENDELL PAYNE, DECEASED.

LETTERS OF ADMINISTRATION
WITH ADDITIONAL POWERS

Letters of Administration on the Estate of Phillip Wendell Payne, deceased, are hereby granted to Christopher P. Barnett, who has duly qualified and given bond as such Personal Representative, and who is authorized to administer such estate. Subject to the priorities stated in *Code of Alabama*, (1975, as amended) § 43-8-76, the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers, with limitation, authorized in transactions under *Code of Alabama* (1975, as amended) § 43-2-843, as follows:

1. Retain assets owned by the decedent pending distribution or liquidation including those in which the representative is personally interested or which are otherwise improper for trust investment.
2. Receive assets from fiduciaries, or other sources.
3. Perform, compromise, or refuse performance of the decedent's contracts that continue as obligations of the estate, as the personal representative may determine under the circumstances. In performing enforceable contracts by the decedent to convey or lease land, the personal representative, among other possible courses of action, may do either of the following:
 - a. Execute and deliver a deed of conveyance for cash payment of all sums remaining due or the purchaser's note for the sum remaining due secured by a mortgage or deed of trust on the land.
 - b. Deliver a deed in escrow with directions that the proceeds when paid in accordance with the escrow agreement, be paid to the successors of the decedent, as designated in the escrow agreement.
4. Satisfy written charitable pledges of the decedent irrespective of whether

the pledges constituted binding obligations of the decedent or were properly presented as claims, if in the judgement of the personal representative the decedent would have wanted the pledges completed under the circumstances.

5. If funds are not needed to meet debts and expenses currently payable and are not immediately distributable, deposit or invest liquid assets of the estate, including moneys received from the sale of other assets, in federally insured interest-bearing accounts, readily marketable secured loan arrangements, or other prudent investments which would be reasonable for use by trustees generally.

6. Abandon personal property when, in the opinion of the personal representative, it is valueless, or is so encumbered, or is in condition that it is of no benefit to the estate.

7. Vote stocks or other securities in person or by general or limited proxy.

8. Pay calls, assessments, and other sums chargeable or accruing against or on account of securities, unless barred by the provisions relating to claims.

9. Hold a security in the name of a nominee or in other form without disclosure of the interest of the estate but the personal representative is liable for any act of the nominee in connection with the security so held.

10. Insure the assets of the estate against damage, loss, and liability and the personal representative against liability as to third persons.

11. Borrow money without security or with security of personal property to be repaid from the estate assets or otherwise; and advance money for the protection of the estate.

12. Effect a fair and reasonable compromise with any debtor or obligor, or extend, renew, or in any manner modify the terms of any obligation owing to the estate. If the personal representative holds a mortgage, pledge, or other lien upon property of another person, the personal representative may, in lieu of foreclosure, accept a conveyance or transfer of encumbered assets from the owner thereof in satisfaction of the indebtedness by the lien.

13. Pay taxes, assessments, and other expenses incident to the administration of the estate.

14. Sell or exercise stock subscription or conversion rights; consent, directly or through a committee or other agent, to the reorganization, consolidation, merger, dissolution, or liquidation of a corporation or other business enterprise.

15. Enter for any purpose into a lease as lessor or lessee, with or without option to purchase or renew, for a term not to exceed one year.

16. Allocate items of income or expense to either estate income or principal, as permitted or provided by law.

17. Employ necessary persons, including appraisers, attorneys, auditors (who may include certified public accountants, public accountants, or internal auditors), investment advisors, or agents, even if they are associated with the personal representative, to advise or assist the personal representative in the performance of administrative duties; act without independent investigation upon recommendations of agents or advisors; and instead of acting personally, employ one or more agents to perform any act of administration, whether or not discretionary.

18. Prosecute or defend claims or proceedings in any jurisdiction for the protection or benefit of the estate and of the personal representative in the performance of duties of the personal representative.

19. Continue any unincorporated business or venture in which the decedent was engaged at the time of death as provided in any of the following:

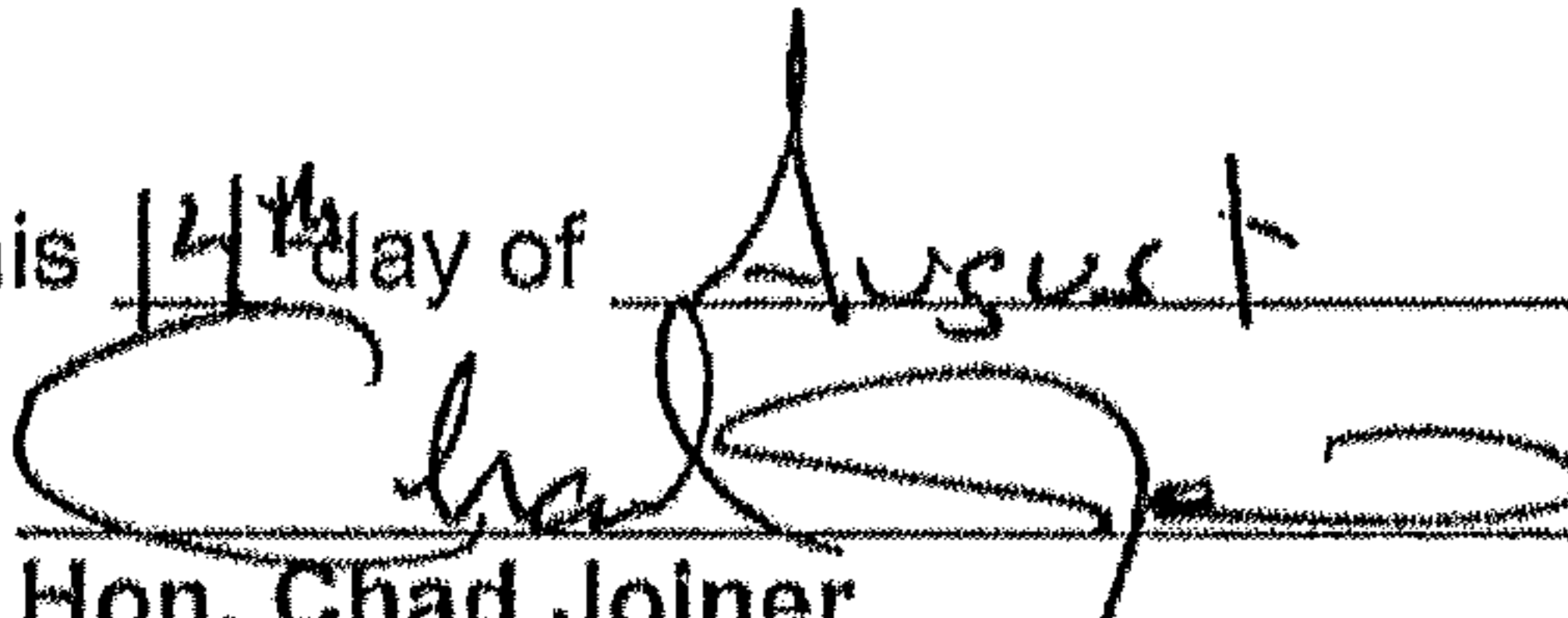
- a. In the same business form for a period of not more than one year from the date of appointment of a general personal representative if continuation is a reasonable means of preserving the value of the business including good will.
- b. In the same business form for any additional period of time that may be approved by order of the court in a proceeding to which the persons interested in the estate are parties.
- c. Throughout the period of administration if the business is incorporated by the personal representative and if none of the probable distributees of the business who are competent adults object to its incorporation and retention in the estate.

20. Incorporate any business or venture in which the decedent was engaged at the time of death.

21. Provide for exoneration of the personal representative from personal liability in any contract entered into on behalf of the estate.

22. Satisfy and settle claims and distribute the estate as provided in Title 43 of the Code of Alabama, 1975.

WITNESS my hand, and dated this 14th day of August, 2025.


 Hon. Chad Joiner
 Judge of Probate



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