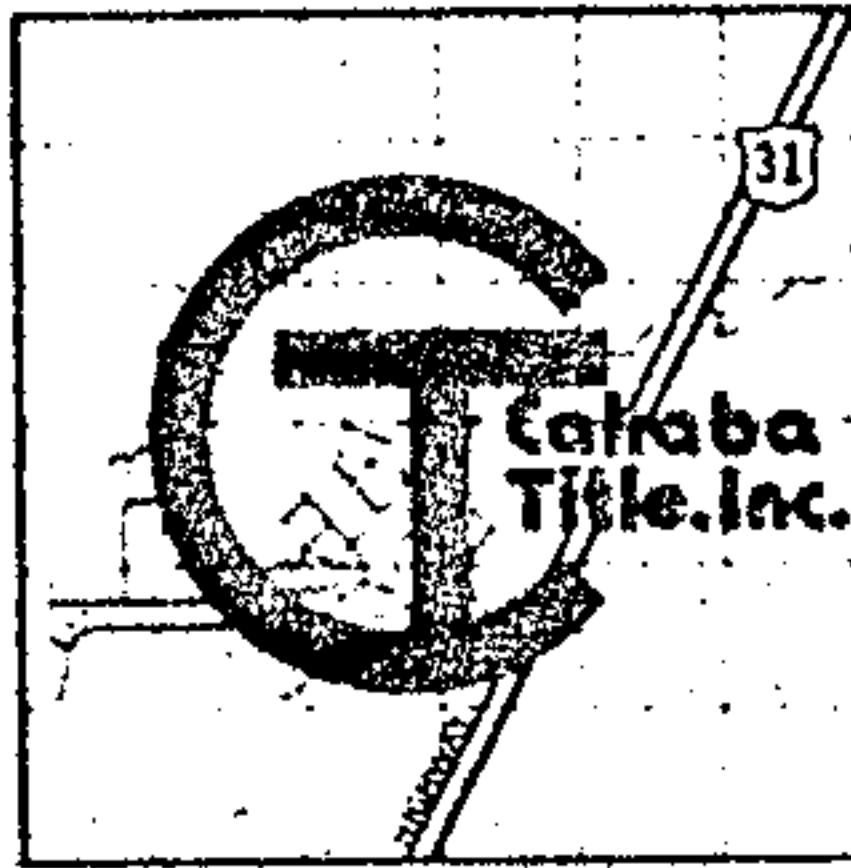


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This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Telephone 205-633-1130

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

Daniel M. Spitler

(Name) ~~Attorney at Law~~

1970 Chandalar So. OfficePark

(Address) ~~Pelham, Alabama 35124~~

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand Dollars and no/100 (\$60,000.00)

to the undersigned grantor, JAN SAN PRECISION HOMES, INC., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES L. KWATER, and wife,
SHARON M. KWATER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 1, Block "E", according to Amended Map of Fox Haven, First
Sector as shown by survey recorded in Map Book 7, page 86 in the
Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Fifty four thousand Dollars (\$54,000.00) of the purchase price
recited above was paid from a mortgage loan closed simultaneously
herewith.

BOOK 316 PAGE 625

19781205000161920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
THIS
WAS FILED

DEC 5 AM 10:00

James L. Kwater, Jr.
CLERK OF PROBATE

Deed 6.00
Rec. 1.50
Ind. 1.00
8.50

Sumtg. 386-123

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Paul J. L. Schatz, Jr.,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 1978

ATTEST:

JAN SAN PRECISION HOMES, INC.

By

Paul J. L. Schatz, Jr.
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Paul J. L. Schatz, Jr.,
whose name as President of Jan San Precision Homes, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 1st day of December 1978.

Form ALA-33

Jefferson Ad. Sav. & Loan
and in not 14

Daniel M. Spitler
Notary Public