

This instrument was prepared by

(Name) Daniel M. Spitler

(Address) Pelham, Al. 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-three Thousand, Five Hundred and no/100----- DOLLARS,
to the undersigned grantor, Jan-San Precision Homes, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

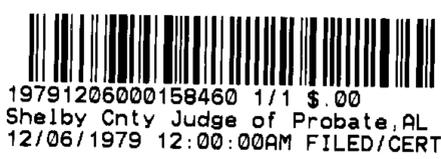
M. Thelma DeRamus and Kathy Cross
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 67, according to the survey of Portsouth, Third Sector, as recorded in
Map Book 7 Page 110 in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to restrictions and easements of record.

\$55000 of the above recited purchase price was paid from a mortgage loan executed
simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 3rd day of December, 1979

ATTEST: _____ Jan-San Precision Homes, Inc.
Secretary By _____ President

STATE OF Alabama)
COUNTY OF Shelby)
I, the undersigned

DEC -6 AM 8:30
Doc # 398-409
Lead fee 8.00
Rec 1.50
211.100
105.00

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 3rd day of December, 1979