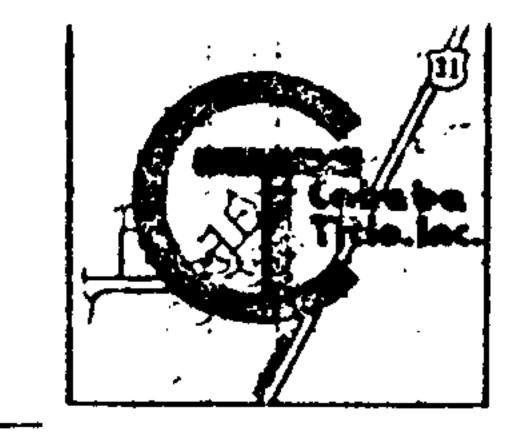
I'his instrument was prepared by

Name) Daniel M. Spitler



Cahaba Title. Inc.

im furnished by:

Highway 31 South at Valleydale Road P O Box 689 Pelham, Alabama 35124 Telephone 988 5600



Address) Pelham, Alabama 35124

RPORATION FORM WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

TATE OF ALABAMA

TO YTAUC

Shelby

KNOW ALL MEN BY THESE PRESENTS.

01/03/1980 00:00:00 FILED/CERTIFIED

nat in consideration of Ninety thousand and no/100 ------

---- Dollars

the undersigned granter. Jan-San Precision Homes, Inc. a corporation, nerein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the id GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert C. Quinn and wife, Patricia A. Quinn

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

Lot 32, according to Quail Run, Phase 2, as recorded in Map Book 7 Page 113 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$72,000.00 of above recited purchase price was paid from mortgage loan closed simultaneously.

PAGE 105 BOOK

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

hat 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.

President, Paul J. L. Schatz, Jr. IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of

ATTEST:

STATE OF ALA SPELEY CO.

I CENTIFY THIS
Secretary
Secretary
Jac SOITG 399-530

19JO JAN -3 FH 1: 35

Deced try 1800

STATE OF COUNTY OF

whose name as

Alabama IIII -3 [H 1: 35]
F Shelby
the undersigned FEGSATE

President of

a Notary Public in and for said County in said

State, hereby certify that Paul J. L. Schatz, Jr.

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 scal, this the

day of 31st

December

December

Description

Notary Public

Form ALA-33

Problem Frederic Co

thy Commission Expires duty 5, 1982