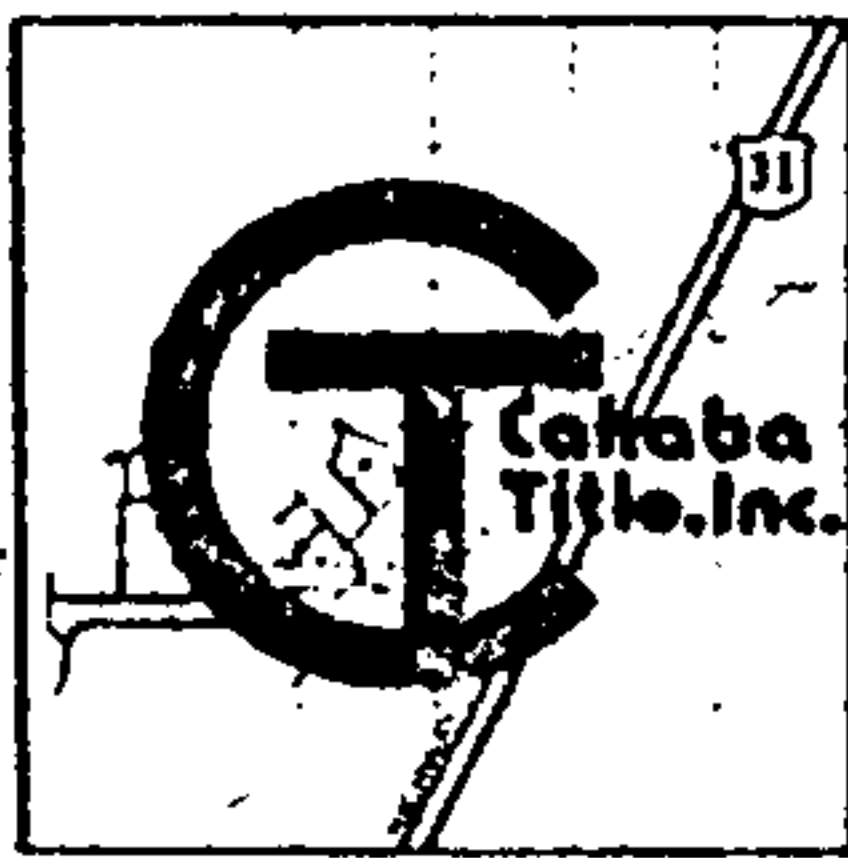


This instrument was prepared by

(Name) James C. Pino, Attorney

(Address) P.O. Box 568, Pelham, AL, 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124



19800228000023770 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/28/1980 00:00:00 FILED/CERTIFIED

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Seven Thousand Six Hundred and no/100 (\$67,600.00) ^{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

John E. Medaris and Brenda K. Medaris
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama:

Lot 19, Block 4, according to Meadowlark, as shown by survey of said
subdivision recorded in Map Book 7 page 98 in the Probate Office of
Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) All assessments and taxes for the year 1980 and all sub-
sequent years, which said taxes for 1980 are a lien, but not due and pay-
able until October 1, 1980. (2) Transmission Line Permit to Alabama Power
Company dated Dec. 21, 1914, recorded in Deed Book 55, page 454 and Deed
Book 317 page 272 in Probate Records. (3) Right-of-way to Shelby County
dated Dec. 17, 1971, recorded in Deed Book 271 page 745 in Probate Office.
(4) Permit to South Central Bell dated June 12, 1975, recorded in Deed
Book 293 page 334 and in Deed Book 320 page 887 in Probate Office. (5)
Restrictions, covenants and conditions as shown by instrument dated Nov. 2,
1978, recorded in Misc. Book 28 page 14 in Probate Records. (6) Building
setback line of 35 feet reserved from Siskin Drive, as shown by plat.
(7) Public utility easements as shown by recorded plat, including a 25
foot easement along the north side of said lot.

\$60,000.00 of the purchase price recited above was paid from a Mortgage
Loan closed simultaneously herewith.

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 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 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 Secretary-Treasurer ~~President~~, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of February, 1980

ATTEST: STATE OF ALA. SHELBY CO. Deed Tax 8.00
I CERTIFY THIS Rec. 1.50
INSTRUMENT WAS FILED Sub. 1.00
1980 FEB 28 AM 9:49 Secretary 10.50 By

Jan San Precision Homes, Inc.
Sandra L. Shatz
Secretary-Treasurer ~~President~~

STATE OF ALABAMA John E. Medaris, Jr.
JUDGE OF PROBATE

COUNTY OF SHELBY)

I, Amy Dean Caudle

a Notary Public in and for said County, in said State,

hereby certify that Sandra L. Shatz

Secretary-Treas. ~~President~~ of Jan-San Precision Homes, Inc.

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 27th day of February, 1980

Return to: James C. Pino
Form ALA-32 (Rev. 12-74)

Amy Dean Caudle
Notary Public