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Shelby Cnty Judge of Probate, AL  
12/17/1980 00:00:00 FILED/CERTIFIED

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09-J-006

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF ALABAMA,  
SOUTHERN DIVISION

IN RE:

\*

JAN/SAN PRECISION HOMES, INC.

\*

BANKRUPTCY NO. 80-01199

Debtor

\*

TRUSTEE'S DEED

THIS INDENTURE made this the 12<sup>th</sup> day of December, 1980, by and  
between M. Charles Sterne, Trustee of the Estate of Jan/San Precision Homes,  
Inc. and United Federal Savings and Loan Association,

WITNESSETH THAT:

WHEREAS, on February 29, 1980, a voluntary petition was filed by the  
above-named individual and in response to that petition he was adjudicated a  
bankrupt in the United States Bankruptcy Court for the Northern District of  
Alabama, Southern Division, Case No. 80-01199; and

WHEREAS, subsequent to the filing of said petition M. Charles Sterne  
was on March 4, 1980 appointed Trustee of the estate in this case, and he  
qualified as Trustee and entered into proper bond with sureties approved by Hon.  
Stephen B. Coleman, Bankruptcy Judge of said court, and that he has continued to  
act and is now acting and serving as such Trustee; and

WHEREAS, the Trustee did on September 16, 1980 petition the court for  
the right to sell at public sale, and for determination of liens and the court  
by order of September 24, 1980 did order the Trustee to sell the property  
described herein at public sale to the highest bidder for cash and did by that  
same order establish the priority of lien in the property; and

WHEREAS, the Trustee scheduled, properly advertised, caused notice to  
be issued to creditors and interested parties, and held a public sale of said  
property on October 21, 1980 at 12:00 noon; and

WHEREAS, United Federal Savings and Loan Association appeared at said  
sale and made the highest bid for said property in the amount of sixty-one  
thousand five hundred seventy-eight and 21/100 (\$61,578.21) dollars; and

WHEREAS, said sale was reported to the court by the Trustee and was  
confirmed by the court's order dated November 5, 1980, and the purchaser having  
paid to the Trustee the amounts necessary for payment of costs of the sale as  
set by the court and for satisfaction of prior liens except ad valorem taxes,  
which are assumed by the purchaser.

United Federal  
Savings and Loan Association

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NOW THEREFORE, M. Charles Sterne, as Trustee of the bankruptcy estate of Jan/San Precision Homes, Inc. pursuant to the power and authority vested in him as aforesaid, in consideration of the sum of one thousand one hundred twenty-five and 00/100 dollars (\$1,125.00) paid by United Federal Savings and Loan Association as expenses of sale, receipt of which is hereby acknowledged, does grant, bargain, sell and convey, free and clear of all liens and encumbrances, excepting ad valorem taxes and the mortgage of United Federal Savings and Loan Association which the purchaser agrees to assume pursuant to the court's confirmation order, unto United Federal Savings and Loan Association the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, 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.

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IN WITNESS WHEREOF, M. Charles Sterne, as Trustee of the Bankruptcy Estate of Jan/San Precision Homes, Inc. has hereunto set his hand and seal on this 12<sup>th</sup> day of December, 1980.

M. Charles Sterne  
M. Charles Sterne, Trustee of the Bankruptcy  
Estate of Jan/San Precision Homes, Inc.

STATE OF ALABAMA )

JEFFERSON COUNTY )

The undersigned, a Notary Public, in and for said County, in said State, hereby certifies that M. Charles Sterne, as Trustee of the Bankruptcy Estate of Jan/San Precision Homes, Inc., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December, 1980.

Faye P. Brown  
Notary Public

APPROVED:

Stephen B. Coleman  
Stephen B. Coleman, Bankruptcy Judge

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1980 DEC 17 PM 1:24

This instrument prepared by C. R. Johanson, III, 7th Floor, Watts Building, Birmingham, Alabama, 35203.