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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 12th 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 thousand
nine hundred seventy-four and 76/100 (\$60,974.76) 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.

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United Federal
Alabama

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 8, Block 6, 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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Shelby Cnty Judge of Probate, AL
12/17/1980 00:00:00 FILED/CERTIFIED

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 12th 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 12th day of December, 1980.

Jay 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 1:23

Exempt
Thomas A. Johnson, Jr.
CLERK OF PROBATE

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

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