

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

\*



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Shelby Cnty Judge of Probate, AL  
02/11/1981 00:00:00 FILED/CERTIFIED

TRUSTEE'S DEED

THIS INDENTURE made this the 5<sup>th</sup> day of January, 1981, by and  
between M. Charles Sterne, Trustee of the Estate of Jan/San Precision Homes,  
Inc. and Swope Alabaster Supply, Inc.,

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 in answer to a complaint to foreclose filed by  
Engel Mortgage Company, Inc. did petition the court for the right to sell at  
public sale, and the court by order of August 28, 1980 did order the Trustee to  
sell the property described herein at public sale to the highest bidder for  
cash 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, Swope Alabaster Supply, Inc. appeared at said sale and made  
the highest bid for said property in the amount of twenty-five thousand, one  
hundred and 00/100 (\$25,100.00) dollars; and

WHEREAS, said sale was reported to the court by the Trustee and was  
confirmed by the court's order dated December 23, 1980.

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 twenty-five thousand, one hundred

*Swope Alabaster Supply  
P.O. Box 188  
Alabaster, Ala. 35007*

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and 00/100 dollars (\$25,100.00) paid by Swope Alabaster Supply, Inc., receipt of which is hereby acknowledged, does grant, bargain, sell and convey, free and clear of all liens and encumbrances, excepting ad valorem taxes, unto Swope Alabaster Supply, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, 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.

Subject to easements and restrictions of record.

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 5<sup>th</sup> day of January, 1981.

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 5<sup>th</sup> day of January, 1981.

Faye L. Brown  
Notary Public

APPROVED

Stephen B. Coleman  
Stephen B. Coleman, Bankruptcy Judge

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



UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ALABAMA  
SOUTHERN DIVISION

In the Matter of

JAN/SAN PRECISION HOMES, INC.,

CASE NO. 80-01199

AP 80-0549

Debtor

ORDER CONFIRMING SALE BY THE TRUSTEE

The Trustee reporting that he has sold the hereinbelow described real estate to Swope Alabaster Supply, Inc.

for the sum of \$25,100.00----- cash which has been paid, and requesting confirmation of the sale, and reporting that

1. The sale is free and clear of all liens and encumbrances,

except ad valorem taxes, and specifically free and clear of the mortgage of Engel Mortgage Company, Inc. and all mechanic liens, and

2. The sale is made subject to the following mortgages of record:

NONE

And the matter having been regularly set for hearing and due and proper notice given to all scheduled creditors and attorneys of record, and no objection being made or filed to the sale, and the Court being satisfied that the sale is in the best interest of creditors and should be confirmed,

It is accordingly ORDERED:

That the said sale to Swope Alabaster Supply, Inc.

be and the same is confirmed and the Trustee is authorized to execute a good and sufficient Trustee's deed conveying to the purchaser or his nominee the following described property, to-wit:

Lot 7, 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.

Subject to easements and restrictions of record.

END DESCRIPTION.

All liens good against the Trustee and existing on the property prior to the sale are transferred to the proceeds of the sale, and the Court reserves for future determination the claims of Engel Mortgage Company, Inc. and Swope Alabaster Supply, Inc. and all other mechanic lien creditors to the proceeds of the sale.

FILED

DEC 23 1980

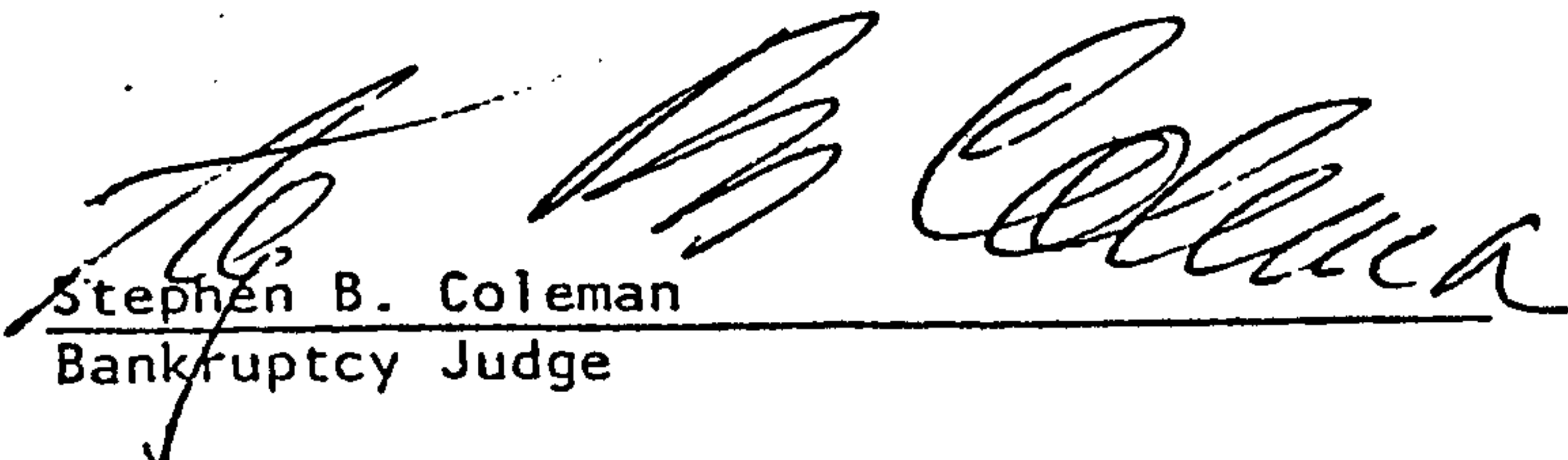
STEPHEN B. COLEMAN  
BANKRUPTCY JUDGE

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The Trustee shall present the said executed deed for approval by the Court, before delivery, and shall file with the Court a copy of the closing statement, showing credits and charges and the net amount of the purchase price received in cash by the Trustee.

DONE this 23rd day of December, 1980.

  
Stephen B. Coleman  
Bankruptcy Judge

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SBC/fb

xc: Charles R. Johanson, III, Attorney  
M. Charles Sterne, Trustee  
Alan W. Heldman, Attorney  
Charles L. Denaburg, Attorney  
J. N. Holt, Attorney  
Robert B. Rubin, Attorney  
F. Hilton-Green Tomlinson, Attorney  
Samuel Johnston, Attorney  
Jake V. Bivona, Attorney

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

1981 FEB 11 PM 12:08

  
JUDGE OF PROBATE

Deed	25.50
Rec.	6.00
Ind.	1.00
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	32.50