



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley
 (Address) 2204 Lakeshore Drive, Suite 130
Birmingham Al 35209
 Corporation Form Warranty Deed

Janet R. Rubin
 1090 Hampton Place
 Birmingham Al 35242

Inst # 1995-18558

STATE OF ALABAMA
 COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Five Thousand and 00/100-----

DOLLARS

to the undersigned grantor, Precision Homebuilders, 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

Janet R. Rubin

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
 Shelby County, Alabama

Lot 1016, according to Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18 page 36 A & B in the Probate office of Shelby County, Alabama; being situated in Shelby County Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$299,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-18558

07/14/1995-18558
 09:35 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 14.50

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 encumbrances, 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
 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 26th day of June, 19 95

ATTEST:

STATE OF Alabama
 COUNTY OF Jefferson
 I, the undersigned

By Sam L. Baker, Jr. President
 Secretary President

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

hereby certify that Sam L. Baker

whose name as PRESIDENT President of Precision Homebuilders, 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
 MY COMMISSION EXPIRES: May 8, 1996
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

26th day of June 19 95
Robert E. [Signature]
 Notary Public