

ALABAMA SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of March, 1994, BETWEEN William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust II, a business trust established under the laws of the State of Delaware pursuant to a Trust Agreement dated as of March 28, 1988, party of the first part, and Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00 and other consideration, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and its successors and assigns forever, an undivided ten percent (10%) interest in that certain parcel of land lying and being in the County of Shelby and the State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance is subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, and to any protective covenants or restrictions and liens which may have been recorded in the records of Shelby County, Alabama, affecting the Property.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that it is lawfully seized of the said premises; that the Property is free of all encumbrances, and that it has good, right and lawful authority to sell the same, and the party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, by, through and under it, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in his/her name by H. R. Clarkson, Vice-President, of Mid-State Homes, Inc., his Attorney-in-Fact, the day and year above written.

WILLIAM J. WADE, not in his individual capacity but solely as trustee of the Trust

By: Mid-State Homes, Inc., as Attorney-in-Fact for said Trustee

By: H. R. Clarkson  
Name: H. R. Clarkson  
Title: Vice-President

04/05/1994-10370  
08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 16.50

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. R. Clarkson whose name as Vice-President of Mid-State Homes, Inc., a corporation, as Attorney-in-Fact for William J. Wade, not in his individual capacity but solely as Trustee of Mid-State Trust II, is signed to the

02601-4661  
Inst # 1994-10970

foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily for and as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 16th day of March, 1994.



OFFICIAL SEAL  
TINA L. HUSBAND  
My Commission Expires  
Jan. 13, 1997  
Comm. No. CC 252905

NOTARY PUBLIC

Tina L. Husband

My Commission Expires:

---

THIS INSTRUMENT PREPARED BY:  
Thomas E. Portsmouth  
Attorney at Law  
P. O. Box 31601  
Tampa, FL 33631-3601

AFTER RECORDING RETURN TO:  
Jim Walter Homes, Inc.  
P. O. Box 31601  
Tampa, FL 33631-3601  
Attn: H. R. Clarkson

EXHIBIT A

STATE OF ALABAMA  
COUNTY OF SHELBY

A parcel of land containing 0.57 acres, more or less, in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:  
Commence at the NW corner of said  $\frac{1}{4}$  section;  
Thence run South along the west  $\frac{1}{4}$  line a distance of 194.56 feet to the point of beginning.  
Thence continue last course a distance of 330.0 feet to a point on the westerly right-of-way of the Southern Railway;  
Thence run northeasterly along said right-of-way along the arc of a curve to the left a distance of 360.30 feet (said curve having a radius of 3202.64 feet and a delta angle of 06°26'45");  
Thence run west a distance of 144.16 feet to the point of beginning.  
There is reserved a 30 foot easement for ingress, egress and utilities across the above described parcel.  
ALSO a right-of-way for ingress, egress and utilities 30 feet wide, described as follows: Commence at the NW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, Township 20 south, Range 4 west, Shelby County, Arkansas.  
Thence run south along the west  $\frac{1}{4}$  line a distance of 650 feet more or less, to the centerline of the Southern Railway right-of-way and an old grade crossing and the point of beginning;  
Thence run North 85° East along an existing road a distance of 120 feet;  
Thence run South 65° East along said road a distance of 106 feet to the centerline of a paved public road.

POWER OF ATTORNEY

LR91

William J. Wade, not in his individual capacity but solely as trustee (the "Trustee") of Mid-State Trust II ("Mid-State"), a common law business trust created pursuant to the Trust Agreement dated March 28, 1988 by Mid-State Homes, Inc. as Grantor, hereby irrevocably constitutes and appoints Mid-State Homes, Inc. (the "Servicer") and/or Jim Walter Homes, Inc. (the "Sub-Servicer") his true and lawful attorney-in-fact and agent, to execute, acknowledge, verify, swear to, deliver, record and file, in his or his assignee's name, place and stead, all instruments, documents and certificates which may from time to time be required in connection with the Servicing Agreement, dated as of April 1, 1988, among the Servicer, Mid-State and Southeast Bank, N.A., as Trustee (the "Servicing Agreement") or the Sub-Servicing Agreement between the Servicer and the Sub-Servicer, including, without limitation, to execute any documents required to be executed or recorded by the Trustee pursuant to section 2.01 thereof, if required, the Trustee shall execute and deliver to the Servicer and/or Sub-Servicer upon request therefore, such further designations, powers of attorney or other instruments as the Servicer and/or Sub-Servicer shall reasonably deem necessary for their purposes hereof.

Inst # 1994-10970

JUN 10 11 41 AM '88

C1077100

William J. Wade,  
not in his individual capacity  
but solely as Trustee for  
Mid-State Trust II under  
the Trust Agreement dated as of  
March 28, 1988.

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

By: [Signature]

STATE OF Delaware  
COUNTY OF New Castle

Be it remembered that on this 2<sup>nd</sup> day of June, 1988 A.D. personally came before me, the undersigned, Notary Public in and for said State duly commissioned and sworn, William J. Wade not in his individual capacity but solely as trustee of Mid-State Trust II under the Trust Agreement dated as of March 28, 1988, known to me personally to be such and acknowledged to me that such instrument was his own act and deed, that the signature therein in his own proper handwriting, that his act of executing and delivering such instrument was duly authorized and that the facts stated therein are true. Given under my hand and seal of office the day and year aforesaid.

(Seal)

[Signature]  
Signature of Notary Public

My Commission Expires: 9/18/88

STATE OF FLORIDA,  
COUNTY OF HILLSBOROUGH,  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON  
FILE IN MY OFFICE. WITNESS MY HAND AND OF-  
FICIAL SEAL THIS 12<sup>th</sup> DAY OF JUNE, 1988.  
RICHARD AKE, CLERK  
BY [Signature]



Inst # 1994-10970

TEP-M-24

04/05/1994-10970  
08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD

Return to Herb Clarkson  
P.O. Box 31601  
TAM. 7133631-3401