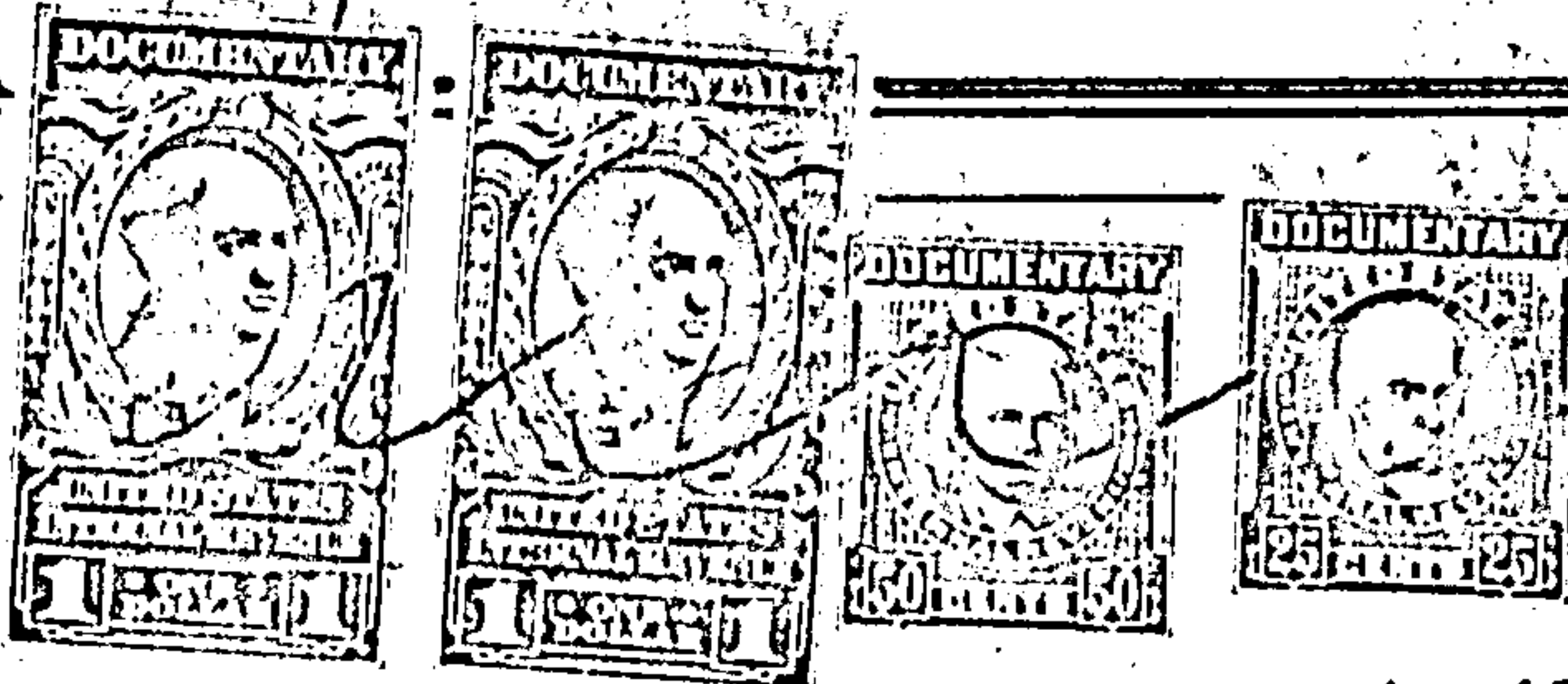


FORECLOSURE DEED

STATE OF ALABAMA  
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: April 8, 1960, Benjamin Sims et ux Carrie Nell executed a certain mortgage on the property hereinafter described to Jim Walter Corporation, which said mortgage is recorded in Book 265, Page 618, Probate Office, Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Court-house door of said County, after giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for four consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to MID-STATE HOMES, INC. on the 29th day of April 1960; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 8/24-31/61 and 9/7-14/61; and,

WHEREAS, on October 4, 1961, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and

MID-STATE HOMES, INC., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Maria B. Propst was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the MID-STATE HOMES, INC.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of MID-STATE HOMES, INC., in the amount of Two Thousand Two Hundred Seventy and 40/100----- Dollars, which sum of money MID-STATE HOMES, INC. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to MID-STATE HOMES, INC.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$2,270.40 on the indebtedness secured by said mortgage, the said MID-STATE HOMES, INC. by and through Maria B. Propst, as Auctioneer conducting said sale and as attorney in fact for MID-STATE HOMES, INC. and the said Maria B. Propst, as Auctioneer conducting said sale and as attorney in fact for MID-STATE HOMES, INC. and the said Maria B. Propst as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said MID-STATE HOMES, INC.

the following described property situated in Shelby County, Alabama, to-wit:

That certain tract or parcel of land situated in Shelby County, Alabama. Described as follows: Beginning at the NE corner of the lot described in Deed to Grantor and her husband dated August 29, 1940 and recorded in Book 110, Page 321 in the Office of the Judge of Probate of Shelby County, Alabama, thence run North 65 feet to a stake, thence run West a distance of 207.5 feet to a stake thence run South 65 ft. to a stake, thence run East a distance of 207 ft. to the point of beginning, said lot bounds as follows: On the East by the Capps land, on the South by the banks lot on the North by the Fufus lands on the West by the Holmes Land.

TO HAVE AND TO HOLD THE above described property unto MID-STATE HOMES, INC., its heirs and assigns forever; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF  
strument to be executed by and through Maria B. Propst as Auctioneer conducting this said sale, and  
as attorney in fact, and Maria B. Propst as Auctioneer conducting said sale has hereto set his hand and seal  
on this, the 4th day of Oct. , 1961.

BY Maria B. Propst  
Maria B. Propst as Auctioneer and  
Attorney in Fact.  
Maria B. Propst  
Maria B. Propst , as Auctioneer con-  
ducting said sale.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that  
Maria B. Propst , whose name as Auctioneer and Attorney in Fact for  
MID-STATE HOMES, INC. 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, in his capacity as  
said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal on this the 4th day of Oct. , 1961.

Conrad M. Fowler  
Notary Public  
Judge of Probate  
Shelby County, Ala.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10-4-61  
RECORDED & \$..... MTG. TAX  
& \$..... DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

1.95  
RETURN TO  
NORRIS & PROBST, ATTYS.  
718 TITLE BLDG.  
BIRMINGHAM, ALA.