

ALABAMA

687

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 22nd day of November,  
A. D. 19 88, BETWEEN William J. Wade, not in his individual capacity  
but solely as trustee of Mid-State Trust II, a Delaware business trust  
established pursuant to a Trust Agreement dated as of March 28, 1988,  
with an address of William J. Wade, c/o Richards, Layton & Finger, One  
Rodney Square, Wilmington, Delaware, 19890, Attention: Corporate Trust  
Department, hereinafter the party of the first part, and  
Manuel K. Laddie and wife Margie Laddie, Rt. 1 Box 99-11,

Shelby County, Columbiana, AL 35051

of the County of Shelby and State of Alabama, parties  
of the second part, WITNESSETH, that the said party of the first part,  
for and in consideration of the sum of Ten and other valuable  
considerations-----Dollars, 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 doth grant, bargain, sell, alien, remise, release, convey and  
confirm unto said parties of the second part, and their heirs and  
assigns forever, all that certain parcel of land lying and being in the  
County of Shelby and State of Alabama, more particularly  
described on Exhibit A attached hereto and made a part hereof.

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 doth covenant with the said  
parties of the second part that it is lawfully seized of the said  
premises; that they are free of all encumbrances, and that it has good  
right and lawful authority to sell the same; and the said 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 the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these  
presents to be signed in its name by H. R. Clarkson, Vice  
President of Jim Walter Homes, Inc., for that company as Attorney-in-  
Fact for William J. Wade, trustee, the day and year above written.

William J. Wade, not in his  
individual capacity but solely as  
trustee of Mid-State Trust II

By: Jim Walter Homes, Inc.  
his Attorney-in-Fact

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

ACKNOWLEDGMENT

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 Jim Walter 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 foregoing  
instrument, and who is known to me, acknowledged before me on this day

*Jim Walter Homes, Inc*

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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.

WITNESS my hand and official seal as such Notary Public on this the 22nd day of November, 1988.

*Patti L. Schmid*

NOTARY PUBLIC

Patti L. Schmid  
My Commission Expires:

Notary Public State of Florida at Large  
My Commission Expires Feb. 7, 1989.

(Notary Seal)

THIS INSTRUMENT PREPARED BY:  
Thomas E. Portsmouth  
Attorney at Law  
P. O. Box 31601  
Tampa, Fl 33601-3601

AFTER RECORDING RETURN TO:  
Jim Walter Homes, Inc.  
P. O. Box 31601  
Tampa, FL 33601-3601  
Attn: H. R. Clarkson

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Exhibit "A"

A parcel of land containing one acres, more or less, located in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 35, Township 20, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Said Section 35 and run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet to the Point of Beginning; thence continue along the last named course for a distance of 210 feet; thence run South and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet; thence East and parallel with the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet; thence North and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet to the point of beginning. Also conveyed herein is a 30 foot right of way commencing at the NW corner of the above described property and running West along the South side of the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  to the Easterly boundary of a public gravel 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.

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8-6-122613

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

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.

By: Wade

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.

John M. Marchese  
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 OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF June, 1988  
RICHARD AKE, CLERK  
BY John M. Marchese, D.O.

STATE OF FLORIDA, SHERRILL  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 DEC -9 AM 10:08

JUDGE OF PROBATE  
Return to Herb Clarkson  
Jim Walter Homes, Inc.  
P.O. BX 31601  
TAM. 76 336 31-3601

(Seal)



TEP-M-24

- 1. Deed Tax \$ 5.00
- 2. Mig. Tax \_\_\_\_\_
- 3. Recording Fee 10.00
- 4. Indexing Fee 1.00
- TOTAL 16.00