

THIS INSTRUMENT PREPARED BY:

FORECLOSURE DEED

✓
R. A. NORRED, ATTY.
P. O. BOX 130249
BIRMINGHAM, AL 35213

STATE OF ALABAMA
SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: February 20, 1984
John L. McGraw and wife Janice McGraw executed a certain
mortgage on the property hereinafter described to Jim Walter Homes, Inc.
which said mortgage is recorded in Book 446, Page 586-87, in the Probate Office of 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 Courthouse door of said County, giving notice of the time, place,
and terms of said sale in some newspaper published in said County, by publication once a week for 4 consecutive weeks prior to said sale at
public out-cry 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 therefore; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to William J. Wade, not in his individual capacity, but solely
as trustee of Mid-State Trust II, a Delaware Business Trust 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 Jan. 31; Feb. 7; Feb. 14;
and, February 21, 1990.

WHEREAS, on March 15, 1990, 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 William J. Wade, not in his individual
capacity, but solely as trustee of Mid-State II, a Delaware Business Trust, 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, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was
the person conducting said sale for the assignee, William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust II, a
Delaware Business Trust; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of William J. Wade, not
in his individual capacity, but solely as trustee of Mid-State Trust II, a Delaware Business Trust, in the amount of
Forty-three thousand, three hundred, fifty-five and 71/100--- Dollars,
which sum of money William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust II, a Delaware Business Trust offered to
credit on the indebtedness secured by said mortgage and said property was thereupon sold to William J. Wade, not in his individual capacity, but
solely as trustee of Mid-State Trust II, a Delaware Business Trust;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 43,355.71
on the indebtedness secured by said mortgage, the said William J. Wade, not in his individual capacity, but solely as trustee of Mid-State II, a
Delaware Business Trust by and through R.A. Norred as Auctioneer conducting said sale and as
attorney in fact for William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust II, a Delaware Business Trust and the
said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND
CONVEY unto the said William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust II, a Delaware Business Trust, the
following described property situated in Shelby County, Alabama, to-wit:

One acre of land in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 19 South, Range 2
East, Shelby County, Alabama, described as follows: Commence at the NW Corner of,
said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 440.0
feet, thence turn left $91^{\circ} 31' 35''$ a distance of 285.5 feet to the Point of Beginning,
thence continue last course a distance of 275.70 feet to the westerly right-of-way
of U. S. Highway 231, thence turn left $84^{\circ} 54'$ and run northeasterly along said right-
of-way 150.54 feet, thence turn left $95^{\circ} 06'$ and run west a distance of 285.08 feet,
thence turn left $88^{\circ} 28' 25''$ and run south a distance of 150.0 feet to the Point of
Beginning. Less and except the south 15 feet of said parcel.

✓
R. A. NORRED, ATTORNEY
P. O. BOX 130249
BIRMINGHAM, ALABAMA 35213

TO HAVE AND TO HOLD THE above described property unto William J. Wade, not in his individual capacity, but solely as trustee of
Mid-State Trust II, a Delaware Business Trust, P.O. Box 31601, Tampa, FL 33631

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.

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Acting for James W. Luehr R.A. Norred
conducting said sale.

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Terrie W. Luckey whose name as ~~of the County of Shelby, State of Tennessee, do hereby certify that~~ ~~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~~ ~~recited in said deed~~ ~~with full authority, executed the same voluntarily on the day the same bears date.~~

Terrie W. Luckey

Leona Zappin
Notary Public

R. A. NORRED, ATTY.
P. O. BOX 130249
BIRMINGHAM, AL 35213

90 MAR 29 AM 11:49

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	5.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.00