

ALABAMA SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of March, 1990, 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

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

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 20 day of March, 1990.

*Tina L. Husband*  
NOTARY PUBLIC

Tina L. Husband

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC. 12, 1992  
EGKDED THRU AGENT'S NOTARY BROKERAGE

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

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TEP-L-15

## Exhibit A

A parcel of land situated in Township 20, Section 14, Range 3 West, Shelby County, Alabama, and described as follows:

Begin at what is known as the Al Sykes Corner;

Thence run East a distance of 100 feet to the NE Corner of the Samuel Adams lot, and the Point of Beginning of the property herein described;

Thence continue last course a distance of 110 feet;

Thence turn right and run South 230 feet, more or less, to the centerline of Sykes Street;

Thence turn right and run West along said centerline a distance of 63 feet;

Thence turn right and run North a distance of 130 feet;

Thence turn left and run West a distance of 47 feet;

Thence turn right and run North a distance of 100 feet to the Point of Beginning.

POWER OF ATTORNEY

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.

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: [Signature]

STATE OF Delaware  
COUNTY OF New Castle

1. Deed Tax	\$ .50
2. Mtg. Tax	\$
3. Recording Fee	\$ 10.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Collected Fee	\$ 1.00
Total	\$ 14.50

Be it remembered that on this 2<sup>nd</sup> day of June, 1988 A.D. personally came before me, the undersigned, a 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 OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF June, 1988.

RICHARD AKE, CLERK  
BY [Signature] D.C.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 10 AM 9:37

TEP-M-24  
JUDGE OF PROBATE

Return to Herb Clarkson  
Jim Walter Homes, Inc.