

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

FORECLOSURE DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: April 9, 1983 Charles A. Fox and wife, Barbara Kay Fox executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc. which said mortgage is recorded in Book 430, Page 820-21, 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 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 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. 30; Feb. 6; Feb. 13; and, February 20, 1991.

WHEREAS, on March 28, 1991, 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 Trust II, a Delaware Business Trust, as assignee of said mortgage, did offer for sale and sell at public out-cry 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 a 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 Thirty-one thousand, one hundred, sixteen and 68/100-----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 \$ 31,116.68 on the indebtedness secured by said mortgage, the said William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust 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:

Commence at the SW Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and run thence in an Easterly direction 330 feet along the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point, thence turn to the left and run parallel with the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 336 feet to the point of beginning of the property herein conveyed, thence continue Northerly in the same direction a distance of 240 feet to a point, thence turn to the right and run in an Easterly direction parallel with the Southern bounday of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 230 feet to a point, thence turn to the right and run parallel with the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 240 feet to a point, thence turn to the

right and run a distance of 230 feet to the Point of Beginning. ALSO a ROW 30 Ft. wide, 15 feet on each side of the following described centerline, commence at the SW Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sect. 15, Tsp. 21 S., Range 3 W., Shelby Co., Ala., thence run east along South $\frac{1}{4}$ - $\frac{1}{4}$ line a dist. of 545 ft. thence turn left 91° 40' 22" and run northerly a distance of 576 ft. to the POB of said centerline, thence continue last course a distance of 215 feet to the centerline of a existing chert drive, thence run North 25° East along the existing drive a distance of 380 feet to the centerline of a public road,

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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.

IN WITNESS WHEREOF William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust II, a Delaware Business Trust has caused this instrument to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereto set his hand and seal on this the 28th day of March, 1991.

By

R.A. Norred
R.A. Norred, as Auctioneer
and Attorney in Fact:

R.A. Norred
R.A. Norred, as Auctioneer
conducting said sale

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STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred whose name as Auctioneer and 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, 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

29th day of March 1991

Ann W. Lucking
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE;
MY COMMISSION EXPIRES: FEB. 17, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS;

RETURN TO:

R. A. NORRED, ATTY.
P. O. BOX 130249
BIRMINGHAM, AL 35219

NO TAX COLLECTED
1. Deed Tax ————
2. Mfg. Tax ————
3. Recording Fee ————
4. Indexing ————
5. No Tax Fee ————
6. Certified Fee ————
Total ———— \$70.00

91 APR -2 PM 12:53
I CERTIFY THIS INSTRUMENT WAS FILED

JUDGE OF PROBATE