

✓ 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: January 15, 1987 Joe B. Martin and wife Janet Martin

executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc. which said mortgage is recorded in Book 118, Page 880-81, 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 3 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 July 3; July 10; and, July 17, 1991.

WHEREAS, on August 8, 1981, 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 Twenty-one thousand, eight hundred, eighty-five and 66/100-----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 \$ 21,885.66 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:

One half acre of land in the NW ¼ of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the NW Corner of said Section 30; Thence run East along the North Section line a distance of 1601.9 feet to an iron pin on the Westerly Right-of-Way of Old U. S. Highway 280; Thence run South 70° East along said Right-of-Way a distance of 90.9 feet; Thence turn right 97° and run Westerly a distance of 265.0 feet to a point on the South side of a chert drive and the Point of Beginning; Thence continue last course a distance of 150.0 feet; Thence turn left 90° and run Southerly 150.0 feet; Thence turn left 90° and run Easterly 150.0 feet; Thence turn left 90° and run Northerly 150.0 feet to the Point of Beginning. ALSO a Right-of-Way 30 feet wide for ingress, egress and utilities the centerline of which is described as follows: Commence at the NW Corner of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama; Thence run East along the North Section line a distance of 1601.9 feet to the Westerly Right-of-Way of Old Highway 280; Thence run South 70° East along said Right-of-Way a distance of 90.9 feet to the centerline of an existing chert drive and the Point of Beginning of said centerline; Thence turn right 100° 14' and run Westerly along said chert drive a distance of 205 feet; Thence turn left 03° 14' and run Westerly along said chert drive a distance of 105 feet to the end of said centerline.

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 fact, and R.A. Norred as Auctioneer conducting this said sale, and as attorney in and seal on this the 8th day of August, 19 91. as Auctioneer conducting said sale has hereto set his hand

By

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

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

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 9th day of August 19 91

Emm W. Luby
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
BY COMMISSION EXPIRING FEB. 17, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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

NO TAX COLLECTED

| | |
|-------------------|-------|
| 1. Bond Tax | _____ |
| 2. Notary Fee | _____ |
| 3. Commission Fee | 3.00 |
| 4. Notary Fee | 3.00 |
| 5. Notary Fee | 1.00 |
| 6. Notary Fee | _____ |
| Total | 7.00 |

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
91 AUG 12 PM 12:40
JUDGE OF PROBATE