

Sale Price	\$10,000.00
Down Payment	\$ 500.00
Balance Due	\$ 9,500.00
Time Charges	\$ 6,829.60
Time Price	\$16,329.60

ALABAMA

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 18th day of September, A. D. 1991, BETWEEN 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 and 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, collectively, the party of the first part, and Roy D. Adair (Married

Signing Separately), P.O. Box 355, Harpersville, AL 35078 of the County of Shelby and State of Alabama, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00-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 party of the second part, and his 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 party 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 their names by H. R. Clarkson, Vice President of Jim Walter Homes, Inc., for that company both individually and as Attorney-in-Fact for William J. Wade, trustee, the day and year above written.

JIM WALTER HOMES, INC.

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

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

Jim Walter Homes

BOOK 375 PAGE 597

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared H. R. Clarkson, to me personally well known, who acknowledged that he/she is the Vice-President of Jim Walter Homes, Inc., a corporation, and that as such officer being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal as such Notary Public on this the 18th day of September, 1991.

Sandra M. Self

NOTARY PUBLIC

Sandra M. Self

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES OCTOBER 24, 1993

BONDED THRU AGENT'S NOTARY BROKERAGE

(Notary Seal)

BOOK 375 PAGE 598

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 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 18th day of September, 1991.

Sandra M. Self

NOTARY PUBLIC

Sandra M. Self

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES OCTOBER 24, 1993

BONDED THRU AGENT'S NOTARY BROKERAGE

(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

EXHIBIT A

#803542

County of Shelby, State of Alabama

One half acre of land in the NW 1/4 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 7° 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 ROW of Old Hwy 280; thence run South 7° East along said ROW a distance of 90.9 feet to the center line of an existing chert drive and point of beginning of said centerline; thence turn right 100° 14' and run westerly along said chert drive a distance of 265 feet; thence turn left 03° 14' and run westerly along said chert drive a distance of 105 feet to the end of said centerline.

Parcel #07-93-00-000-008.001

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This deed is given subject to that certain Mortgage from the Grantee herein to the Grantor herein dated the 18th day of September, 1991.

A Purchase Money Mortgage is being recorded simultaneously herewith to secure the deferred payment indebtedness.

BOOK 375 PAGE 599

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

Be it remembered that on this 2nd 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 DADE
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 10th DAY OF JUNE, 1988.

RICHARD AKE, CLERK

BY [Signature]

1. Deed Tax _____
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 3.00
5. No Tax Fee _____
6. Certified Fee 1.00
Total _____

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

TEP-M-24

[Signature]
Jim Walter Homes, Inc.