

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 11, 1987 D. C. Franklin, Jr., a Single Man executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc. which said mortgage is recorded in Book 133, Page 203-204, 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 October 30; November 6; and, November 13, 1991.

WHEREAS, on December 5, 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 Twenty-one thousand, six hundred, twelve and 20/100-----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 \$ 21,612.20 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 acre of land, more or less, in the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:
Commence at the SE Corner of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36;
Thence run North along the East $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 193 feet; Thence run West a distance of 547 feet to the West side of a public chert road and the Point of Beginning;
Thence continue last course a distance of 300 feet; Thence run North a distance of 147 feet to the Southerly line of the McCrimmon, an acre tract; Thence run Northeasterly along said McCrimmon Lot a distance of 304.6 feet to the SE Corner thereof; Thence run South a distance of 200 feet to the Point of Beginning. Less and Except that part on the East side of said parcel line within the public road.

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P. O. 0249

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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 5th day of December, 1991.

By

Terrie W. Luckey

Acting for R.A. Norred as Auctioneer and Attorney in Fact:

Terrie W. Luckey

Acting for 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 Terrie W. Luckey 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

5th day of December 1991

William J. Wade

Notary Public

My Commission expires 3-28-94

RETURN TO:

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

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

Notary Paid

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

91 DEC 10 AM 11:57

William J. Wade
JUDGE OF PROBATE

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