

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 2, 1982

Travis Ray Todd, Jr. and wife Susan Todd
executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc.
which said mortgage is recorded in Book 423, Page 09-11, 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 Feb. 2; Feb. 9; Feb. 16;
and, February 23, 1994.

WHEREAS, on March 7, 1994, 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-three thousand, three hundred, seventy-six and no/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 \$ 23,376.00 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:

(SEE EXHIBIT "A" ATTACHED)

Inst. # 1994-09485

03/23/1994-09485
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

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 fact, and R.A. Norred as Auctioneer conducting this said sale, and as attorney in and seal on this the R.A. Norred day of March, 19 94.

By

R.A. Norred
and Attorney in Fact

R.A. Norred
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

8th day of March 19 94

David W. Lundy
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Feb. 17, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

RETURN TO:

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

A parcel of land containing 0.57 acres, more or less, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section;

Thence run South along the west $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 194.56 feet to the point of beginning;

Thence continue last course a distance of 330.0 feet to a point on the westerly right-of-way of the Southern Railway;

Thence run northeasterly along said right-of-way along the arc of a curve to the left a distance of 360.30 feet (said curve having a radius of 3202.64 feet and a delta angle of $06^{\circ} 26' 45''$);

Thence run west a distance of 144.16 feet to the point of beginning.

There is reserved a 30 foot easement for ingress, egress and utilities across the above described parcel.

ALSO a right-of-way for ingress, egress and utilities 30 feet wide, described as follows: Commence at the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama;

Thence run south along the west $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 650 feet, more or less, to the centerline of the Southern Railway right-of-way and an old grade crossing and the point of beginning;

Thence run North 85° East along an existing road a distance of 120 feet;

Thence run South 65° East along said road a distance of 106 feet to the centerline of a paved public road.

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