

Resale of Lynn Blankenship #539794 #871482
\$ 71,600.00 Cash Price
\$ 600.00 Down Payment
\$ 71,000.00 Amount Financed
\$122,530.00 Finance Charge
\$193,530.00 Total Payments

ALABAMA

SPECIAL WARRANTY DEED

(2)

THIS INDENTURE, Made this 1st day of November,
A. D. 1995, BETWEEN Jim Walter Homes, Inc., a corporation existing
under the laws of the State of Florida, having its principal place of
business with an address of P. O. Box 31601, Tampa, FL 33631-3601 and
William J. Wade, not in his individual capacity but solely as trustee of
Mid-State Trust IV, a Delaware business trust established pursuant to a
Trust Agreement dated as of March 1, 1995, 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 Leroy Laddie & Elizabeth
Laddie (H&W), As joint tenants with full rights of survivorship not as
tenants in common, 470 Hwy 9, Wilsonville, AL 35186
of the County of Shelby and State of Alabama, parties
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 parties of the second part, and their 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
parties 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 IV

By: Jim Walter Homes, Inc.
his Attorney-in-Fact

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

Inst # 1996-01562

01/17/1996-01562
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1996-01562

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 1st day of November, 19 95.



SANDRA M SELF
My Commission CC317164
Expires Oct. 24, 1997
Bonded by ANB
800-852-5878

Sandra M. Self
NOTARY PUBLIC
Sandra M. Self
My Commission Expires:

(Notary Seal)

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 IV, 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 1st day of November, 19 95.



SANDRA M SELF
My Commission CC317164
Expires Oct. 24, 1997
Bonded by ANB
800-852-5878

Sandra M. Self
NOTARY PUBLIC
Sandra M. Self
My Commission Expires:

(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

TEP-T-3

EXHIBIT "A"

COUNTY OF SHELBY, STATE OF ALABAMA

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, T21S, R1E, Shelby County, Alabama and run South along the East boundary thereof 60.0 ft to the point of beginning. Said point lying on the Southwest margin or right of way of Airport Road (gravel, 30 ft ROW) thence turn right 90° 20' 38" Westerly 344.66 ft, thence turn left 90° 19' 22" Southerly 524.8 ft, thence run East 491.9 ft to an iron pin on the South margin or right of way of Airport Road, thence run Northwesterly along said road margin 545 ft to the point of beginning. Above described subject parcel contains 5.0 acres, more or less and lying in the Southeast $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3 and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, all in T21S, R1E, Shelby County, Alabama.

Parcel #202030000001006

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 1st day of November 1995.

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

Inst # 1996-01562

01/17/1996-01562
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.50