

## FORECLOSURE DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: August 17, 1993

Mozetta Cottingham (S)

executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc.

which said mortgage is recorded in Book 1993-27861, Page ~~XXXXXX~~ 27861, 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 IV, 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 December 6; December 13; December 20, 2000 and,

WHEREAS, on December 29, 2000, 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 IV, a Delaware Business Trust, as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, William J. Brower 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 IV, 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 IV, a Delaware Business Trust, in the amount of Fifty - Seven thousand-six hundred sixty-nine & 63/100 ----- Dollars, which sum of money William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust IV, 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 IV, a Delaware Business Trust;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$ 57,669.63 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 IV, a Delaware Business Trust by and through William J. Brower 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 IV, a Delaware Business Trust and the said William J. Brower 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 IV, a Delaware Business Trust, the following described property situated in Shelby County, Alabama, to-wit:

Lot 14, 15, 16 in Block F in Liberty Heights, Helena, AL. as recorded in Map Book 3 page 26 in the Probate Office of Shelby Cty., al. Located in Section 15, Tsp 20S, Range 3 West, Shelby County, AL.

01/09/2001-00786  
11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

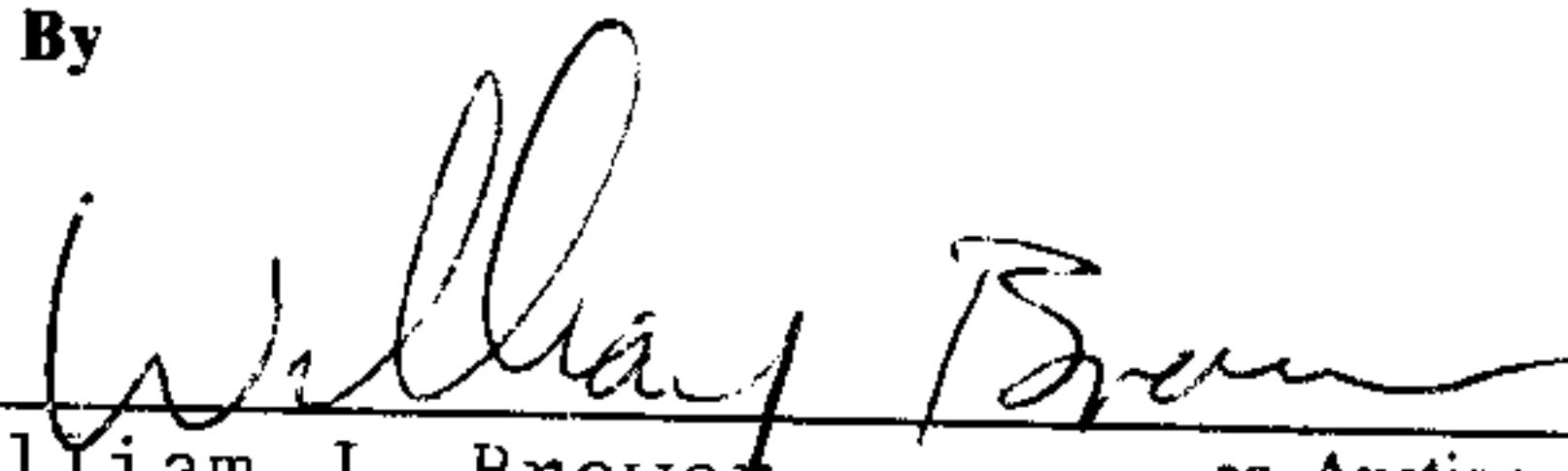
002 MMB 15.00

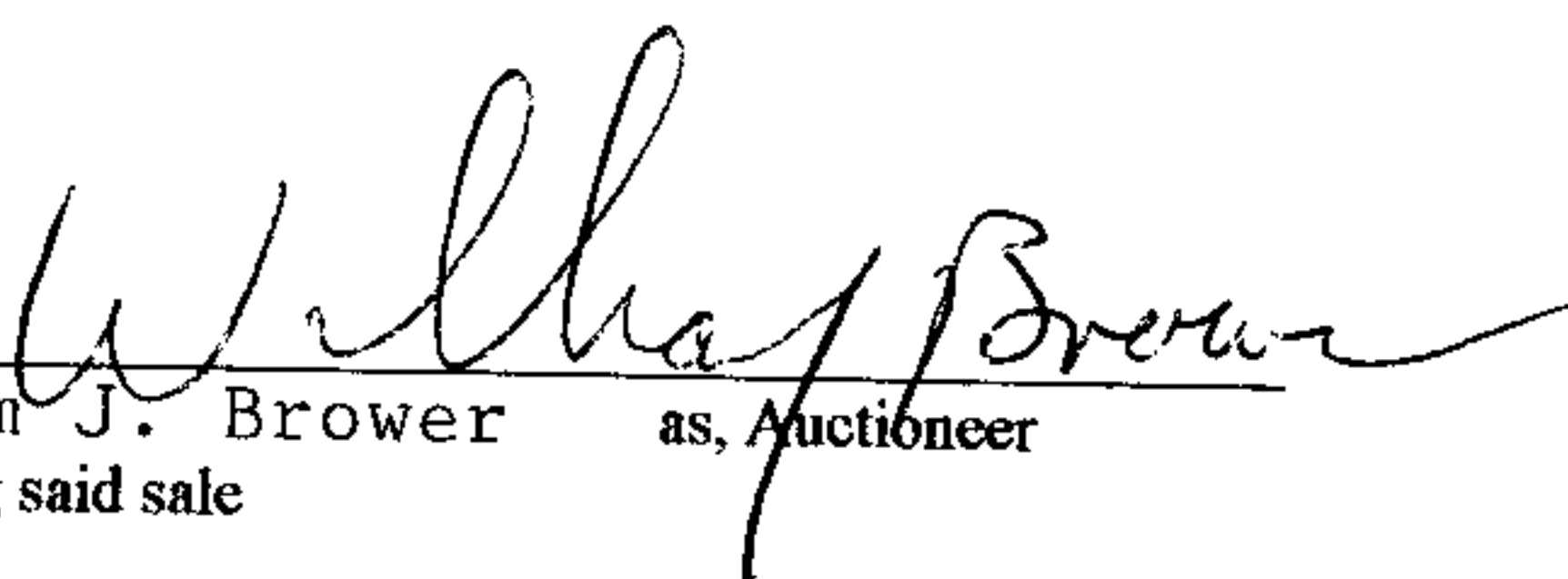
Inst # 2001-00786

**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 IV, a Delaware Business Trust, P.O. Box 31601, Tampa, Florida, 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 IV, a Delaware Business Trust has caused this instrument to be executed by and through William J. Brower as Auctioneer conducting this said sale, and as attorney in fact, and William J. Brower as Auctioneer conducting said sale has hereto set his hand and seal on this the 29th day of December, 2000.

By

  
William J. Brower as, Auctioneer  
and Attorney in Fact

  
William J. Brower as, Auctioneer  
conducting said sale

**STATE OF ALABAMA**  
  
**COUNTY**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William J. Brower 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 IV, 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 29th day of January, 2001.

  
Notary Public

NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/31/2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**RETURN TO:**

Norred & Brower  
P.O. Box 130249  
Birmingham, AL 35213

Inst # 2001-00786

01/09/2001-00786  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 15.00