

ALABAMA SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1 st day of March, 2001,
BETWEEN William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust
IV, a business trust established under the laws of the State of Delaware pursuant to a Trust
Agreement dated as of March 1, 1995, One Rodney Square, Wilmington, DE 19890, party of the
first part, and Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida,
having its principal place of business at 1500 North Dale Mabry Highway, Tampa, FL, 33607, party
of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
\$10.00 and other consideration, 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
does grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second
part, and its successors and assigns forever, an undivided ten percent (10%) interest in that certain
parcel of land lying and being in the County of Shelby and the State of Alabama,
more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance is subject to all previous mineral conveyances, reservations and exceptions,
to any valid rights-of-way, and to any protective covenants or restrictions and liens which may have
been recorded in the records of Shelby County, Alabama, affecting the
Property.

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 does covenant with the said party of the second part that it
is lawfully seized of the said premises; that the Property is free of all encumbrances, and that it has
good, right and lawful authority to sell the same, and the 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 it, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in
his/her name by Joe Kelly, Vice-President, of Mid-State Homes, Inc., his
Attorney-in-Fact, the day and year above written.

WILLIAM J. WADE, not in his individual capacity but solely
as trustee of the Trust

By: Mid-State Homes, Inc., as Attorney-in-Fact for
said Trustee

By: [Signature]
Name: Joe Kelly
Title: Vice President

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 Joe Kelly whose name as Vice-President of Mid-State 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 VI, 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.

Given under my hand and official seal this 1 st day of March,
2001.

[Signature]
NOTARY PUBLIC

Print Name: Candace V. Gibbs
My Commission Expires:

AFTER RECORDING RETURN TO:
Jim Walter Homes, Inc.
P. O. Box 31601
Tampa, FL 33631-3601

06/16/2001-26243
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 031 20.50

THIS INSTRUMENT PREPARED BY:
Thomas E. Portsmouth
Attorney at Law
P. O. Box 31601
Tampa, FL 33631-3601
TEP-T-2.IV (Rev. 7/97)

Inst # 2001-26243

EXHIBIT "A"

COUNTY OF SHELBY
STATE OF ALABAMA

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 CITY, AL., LOCATED
IN SECTION 15, T20S, R3W, SHELBY COUNTY, AL.

PARCEL #93135151002015001

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PREPARED BY AND RETURN TO:
THOMAS E. PORTSMOUTH, ATTORNEY AT LAW
P.O. BOX 31601
TAMPA, FLORIDA 33631-3601

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

POWER OF ATTORNEY

This POWER OF ATTORNEY is granted to Mid-State Homes, Inc., a Florida corporation ("Mid-State") and to Jim Walter Homes, Inc., a Florida corporation ("Homes"), jointly and severally, by William J. Wade, not in its individual capacity but solely as trustee, and on behalf of Mid-State Trust IV, a business trust, created pursuant to the Trust Agreement dated March 1, 1995, as amended or supplemented (the "Trust Agreement") between Wilmington Trust Company, (not in its individual capacity but solely as the owner trustee,) and Mid-State (as the grantor of the trust);

W I T N E S S E T H

WHEREAS, Mid-State Trust IV is now, and will in the future be, the holder of certain mortgages, deeds of trust, deeds to secure debt, assignment of rents and/or mortgage deeds which encumber certain real property (the "Property").

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Power of Attorney, that Mid-State Trust IV has made, constituted and appointed, and by these presents does make, constitute and appoint, Mid-State and Homes acting either jointly or acting separately, its true and lawful Attorneys-in-Fact and its Attorney-in-Fact for it and in its name, place and stead and for its use and benefit, and with full power of substitution, to execute, acknowledge, verify, swear to, deliver, record and file, in its or its assignee's name, place and stead, all deeds, agreements for deed, foreclosure deeds, mortgages, deeds of trust, deeds to secure debt, mechanics lien contracts with power of sale, cancellations of mortgages, (together with all assignments of the foregoing instruments), releases, and satisfactions of mortgages, and/or their equivalent which related to the Property, and to take all action required of Mid-States Trust IV or which may be necessary or proper in the premises with respect to the Property.

No party relying upon any instrument executed by either Mid-State or Homes pursuant to this Power of Attorney shall be required to ascertain the power or authority of either Mid-State or Homes as agents of Mid-State Trust IV to execute any such instrument or to inquire into the satisfaction of any conditions precedent to the execution of any such instrument. This Power of Attorney shall be deemed coupled with an interest and it may not be revoked unless a revocation executed by Mid-State Trust IV and Mid-State and Homes is filed and recorded in the same official records in which this Power of Attorney has been filed and recorded.

Mid-State Trust IV does hereby ratify any and all acts performed in the name of Mid-State Trust IV and any and all documents executed in the name of Mid-State Trust IV by its Attorneys-in-Fact or its Attorney-in-Fact prior to the date hereof and subsequent to March 1, 1995 and acknowledges that any and all such acts or documents were fully authorized by Mid-State Trust IV and Mid-State Trust IV will not question the sufficiency of any instrument executed by said Attorneys-in-Fact or Attorney-in-Fact pursuant to either the attached Power of Attorney or this Power of Attorney, notwithstanding that the instrument fails to recite the consideration therefor or recites merely a nominal consideration; any person dealing with the subject matter of such instrument may do so as if full consideration therefor had been expressed herein.

1995 APR 26 PM 9 33

05 06 27 00 25

IN WITNESS WHEREOF, the undersigned Mid-State Trust IV has caused these presents to be executed this 12th day of April, 1995.

MID-STATES Trust IV

Susie Deans
Witness
Susie Deans

By: William J. Wade
William J. Wade, not in his individual capacity but solely as trustee of, and on behalf of Mid-State Trust IV

Patti L. Schmid
Witness
Patti L. Schmid

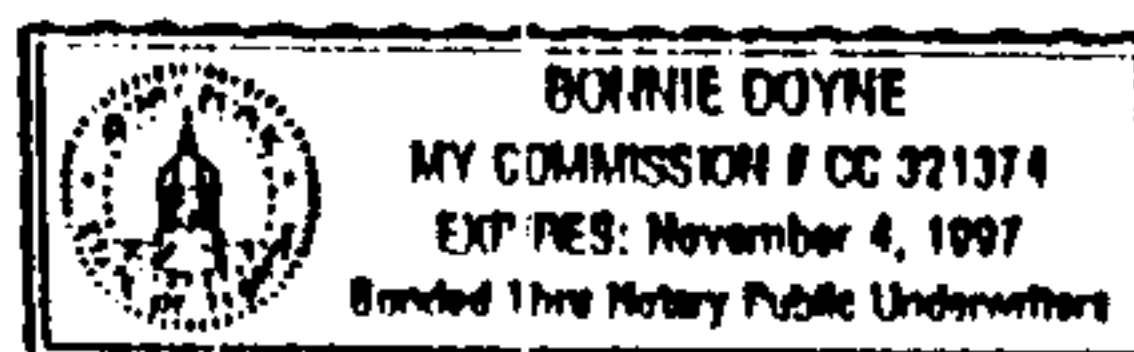
(Corporate Seal)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledge before me this 12th day of April, 1995 by William J. Wade, as Trustee for Mid-State Trust IV, under the Trust Agreement dated March 1, 1995, as amended or supplemented, acknowledged before me on this date 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 association, acting in its capacity as aforesaid, and is personally known to me and who did not take an oath.

Bonnie Doyle
NOTARY PUBLIC



Inst # 2001-26249

06/26/2001-26249
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 031 20.50