

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: November 24, 1997
Robert B. Simpson, Married & Rosalia Simpson, Married
executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc.

Inst. # 2002-01681

Instrument # 1998-01892

which said mortgage is recorded in Book XXXXXXXXXX, Page XXXXXXXX, 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 VII, 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 November 21, 2001; November 28, 2001; December 5, 2001 and,

WHEREAS, on December 21, 2001, 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 VII, 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 VII, 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 VII, a Delaware Business Trust, in the amount of One hundred twenty three thousand nine hundred eighty three & 05/100----- Dollars, which sum of money William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust VII, 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 VII, a Delaware Business Trust;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$ 123,983.05 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 VII, 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 VII, 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 VII, a Delaware Business Trust, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block B, According to the map of the River View Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

0104510/2002-01881
0104510/2002-01881
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

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 VII, 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 VII, 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 21st day of December 2001.

By

William J. Brower
William J. Brower as, Auctioneer
and Attorney in Fact

William J. Brower
William J. Brower 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 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 VII, 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 26th day of December, 2001.

Jenni W. Luey
Notary Public

RETURN TO:

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

Inst # 2002-01881

01/10/2002-01881
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00