

Resale of Robert Simpson #435949 #881053

Inst # 2002-12697

Sales Price: \$98,750.00  
Down Payment: \$750.00  
Balance Due: \$98,000.00  
Finance Charges: \$211,564.00  
Total of Payments: \$309,564.00

03/18/2002-12697  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JES KSB 24.00

ALABAMA  
SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 10th day of January, 2002, BETWEEN Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, and William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust VII, a Delaware business trust established pursuant to a Trust Agreement dated as of December 10, 1998, 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

Chris Wager and spouse, April Wager\*\*15 River Drive, Wilsonville, AL 35186

As joint tenants with full rights of survivorship not as tenants in common.

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 Lane Hudson, 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. See Power of Attorney: Attached.

\* Grantor  
\*\* Grantee

JIM WALTER HOMES, INC.

By: [Signature]  
Name: Lane Hudson  
Title: Vice President

William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust VII

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

By: [Signature]  
Name: Lane Hudson  
Title: Vice President

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 **Lane Hudson**, 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 **10th** day of **January**, **2002**.



Sandra M Self  
My Commission DD067745  
Expires October 24, 2005

*Sandra M. Self*

NOTARY PUBLIC

Print Name: **Sandra M. Self**

My Commission Expires:

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 **Lane Hudson**, 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 VII, 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, s/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 **10th** day of **January**, **2002**.



Sandra M Self  
My Commission DD067745  
Expires October 24, 2005

*Sandra M. Self*

NOTARY PUBLIC

Print Name: **Sandra M. Self**

My Commission Expires:

THIS INSTRUMENT PREPARED BY:  
Jeffrey P. Thofner, Attorney at Law  
P. O. Box 31601  
Tampa, FL 33631-3601  
TEP-T-3.VII (Rev. 6/01)

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

**EXHIBIT "A"**

**A/C# 881053**

**COUNTY OF SHELBY**

**STATE OF ALABAMA**

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.

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 10TH. DAY OF JANUARY 2002.

A PURCHASE MONEY MORTGAGE IS BEING RECORDED SIMULTANEOUSLY HERewith TO  
SECURE THE DEFERRED PAYMENT INDEBTEDNESS.

PARCEL # 194180001014013

INSTR # 99044282

OR BK 09480 PG 0403

RECORDED 02/15/99 03:02 PM  
RICHARD W. CLERK OF COURT  
HILLSBOROUGH COUNTY  
DEPUTY CLERK S. Spencer

PREPARED BY AND RETURN TO:  
JEFFREY P. THOFNER, ESQUIRE  
P. O. BOX 31601  
TAMPA, FLORIDA 33631-3601

### 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 his individual capacity but solely as trustee, and on behalf of Mid-State Trust VII, a business trust, created pursuant to the Trust Agreement dated December 10, 1998, 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);

### WITNESSETH

WHEREAS, Mid-State Trust VII 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 VII 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-State Trust VII 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 VII 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 VII 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 VII does hereby ratify any and all acts performed in the name of Mid-State Trust VII and any and all documents executed in the name of Mid-State Trust VII by its Attorneys-in-Fact or its Attorney-in-Fact prior to the date hereof and subsequent to December 10, 1998 and acknowledges that any and all such acts or documents were fully authorized by Mid-State Trust VII and Mid-State Trust VII 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.

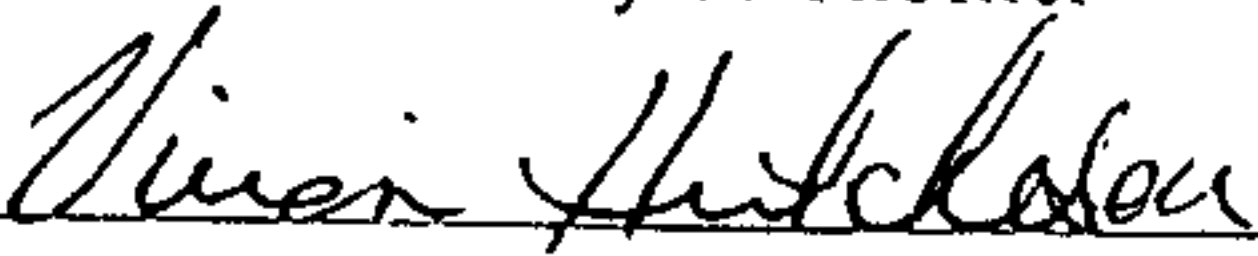
notwithstanding that the instrument fails to recite the consideration therefor or recites merely a nominal consideration; any person dealing with the subject matter of such instrument may do so as if full consideration therefor had been expressed herein.


IN WITNESS WHEREOF, the undersigned Mid-State Trust VII has caused these presents to be executed this 13th day of January, 1999.

(Corporate Seal)

MID-STATE TRUST VII

  
\_\_\_\_\_  
Witness  
Print Name: Jeffrey P. Thofner

  
\_\_\_\_\_  
Witness  
Print Name: Vivian Hutcheson

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

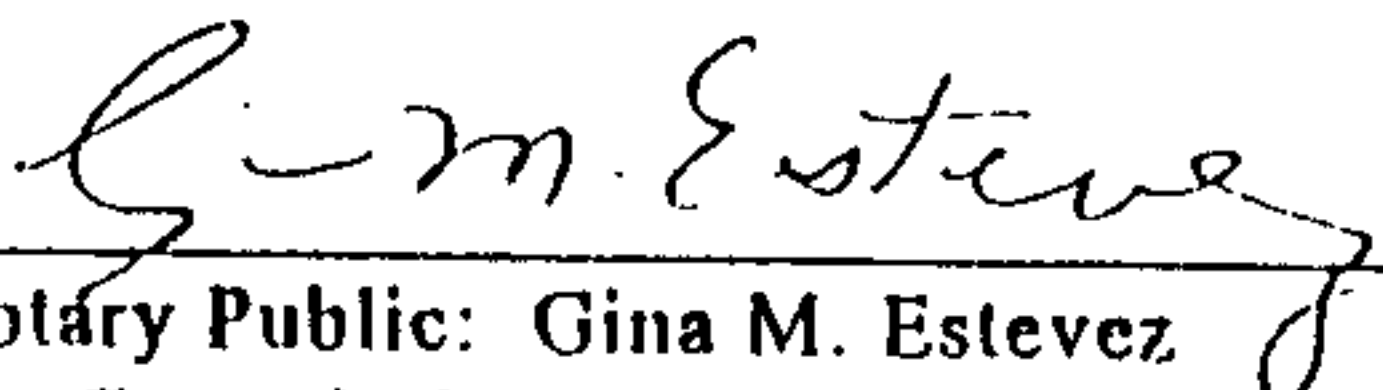
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of January, 1999, by William J. Wade, as Trustee for Mid-State Trust VII, under the Trust Agreement dated December 10, 1998, 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.



GINA M. ESTEVEZ  
My Commission CC500230  
Expires Oct. 09, 1999

  
\_\_\_\_\_  
Notary Public: Gina M. Estevez  
My Commission Expires: 10/9/99

Inst # 200P-12697

03/18/2002-12697  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MSB 24.00