

**SEND TAX NOTICE TO:**

Ronnie Martin & Joann Martin  
3050 Highway 10 West  
Montevallo, AL 35115

**THIS INSTRUMENT PREPARED BY:**

Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway, #650  
Birmingham, Alabama 35209  
(205) 879-5959

**FOR USE BY PHH HOMEQUITY'S  
"EASE" CLIENTS**

**WARRANTY DEED AND LIMITED POWER OF ATTORNEY**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
ONE HUNDRED THREE THOUSAND AND NO/100 DOLLARS\*\*\*\*\*  
(\$103,000.00) to the undersigned Grantors in hand paid by the Grantees, whether  
one or more, herein, the receipt of which is hereby acknowledged, we, Richard Tingle  
and Guadalupe Tingle, husband & wife, (herein referred to as Grantors) do grant,  
bargain, sell and convey unto Ronnie Martin and Joann Martin, husband  
and wife (herein referred to as Grantees) as  
individual owner or as joint tenants, with right of survivorship, if more than one, the  
following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**See Attached Exhibit "A";**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if  
any, of record.

\$ 105,060.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs and assigns,  
forever; it being the intention of the parties to this conveyance, that if more than one  
Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint  
tenancy hereby created is severed or terminated during the joint lives of the Grantee(s)  
herein) in the event one Grantee herein survives the other, the entire interest in fee  
simple shall pass to the surviving Grantee and if one does not survive the other, then the  
heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant  
with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee  
simple of said premises; that they are free from all encumbrances, unless otherwise  
noted above; that we have a good right to sell and convey the same as aforesaid; that  
we will and my heirs, executors and administrators shall, warrant and defend the same  
to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims  
of all persons.

And we do by these presents make, constitute and appoint **PHH Homequity  
Corporation** ("Agent") and/or its authorized and designated agents or representatives,  
as our true and lawful agent and attorney-in-fact to do and perform for us in our name,  
place and stead, and for our use and benefit, to request pay-off statements from our  
present mortgage holders, if any, and to close any open-ended (equity line) mortgages,  
if any, to execute a standard form lien waiver and any and all documents necessary for  
delivery of this deed and to complete the sale of the property herein described, including  
but not limited to the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of  
Purchaser and Seller, AHFA Bond Forms (Seller Affidavit), Lender Assumption  
Statements and/or Modification Agreement, Lender Compliance Agreement, and any

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Inst # 1995-37072

other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This power of attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Alabama. This power of attorney is coupled with an interest and shall remain in force and effect until delivery of this deed and the sale closed, and shall not be revoked by either of the undersigned prior to said time.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2<sup>nd</sup> day of August, 1995.

Richard Tingle (Seal)  
Richard Tingle

Lupe Tingle (SEAL)  
Guadalupe Tingle

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Richard Tingle and Guadalupe Tingle, husband & wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of August, 1995.

Renda K. Hamble  
Notary Public

(SEAL)

My commission expires:

~~NOTARY PUBLIC~~

**Instructions to Notary:** This form acknowledgement cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgement.

EXHIBIT "A"

A part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being also a part of property recorded in Deed Book 302, Page 89, more particularly described as follows:

Beginning at the Southeast corner of said 1/4 - 1/4 Section; thence run North along the East line of said 1/4 - 1/4 Section 978.00 feet to a point 331.20 feet South of the Northeast corner of said 1/4 - 1/4 Section; thence turn 91°51' to the left and run West 498.03 feet to a point; said point being the true point of beginning; thence turn 90°00' left and run South 301.00 feet to a point; thence turn 90°00' right and run West 312.33 feet to a point on the Northeast right-of-way line of Shelby County Road No. 10; thence turn right and run Northwesterly along said right-of-way on a curve to the right, a radius of 675.74 feet, for an arc length of 339.24 feet to a point of tangent; thence run Northwesterly along R.O.W. 21.70 feet; thence turn 109°22' right and run East 510.00 feet to the point of beginning.

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