


CONSIDERATION  
\$99.2500

**SEND TAX NOTICE TO:**

Cendant Mobility Financial Corporation  
c/o Mid South Title Agency, Inc.  
499 S. President Street, #200  
Jackson, MS 39225

**THIS INSTRUMENT PREPARED BY:**

Fred A. Ross, Jr.  
Attorney for Cendant Mobility Financial Corporation  
499 South President Street / P.O. Box 23429  
Jackson, MS 39201/39225-3429  
(601) 960-4550 Cendant #1335118

  
20020912000430840 Pg 1/3 119.50  
Shelby Cnty Judge of Probate, AL  
09/12/2002 14:19:00 FILED/CERTIFIED

**WARRANTY DEED AND LIMITED POWER OF ATTORNEY**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten Dollars  
and no/100 -----

\_\_(\$ 10.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, RICHARD A. REED and COURTNEY L. SPUDIC, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto Cendant Mobility Financial Corporation

\_\_\_\_\_ (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.

\$ 0.00 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 Cendant Mobility Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc., a Mississippi 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 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 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

✓ Corley, Marcus (File)

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 31<sup>st</sup> day of July, 2002

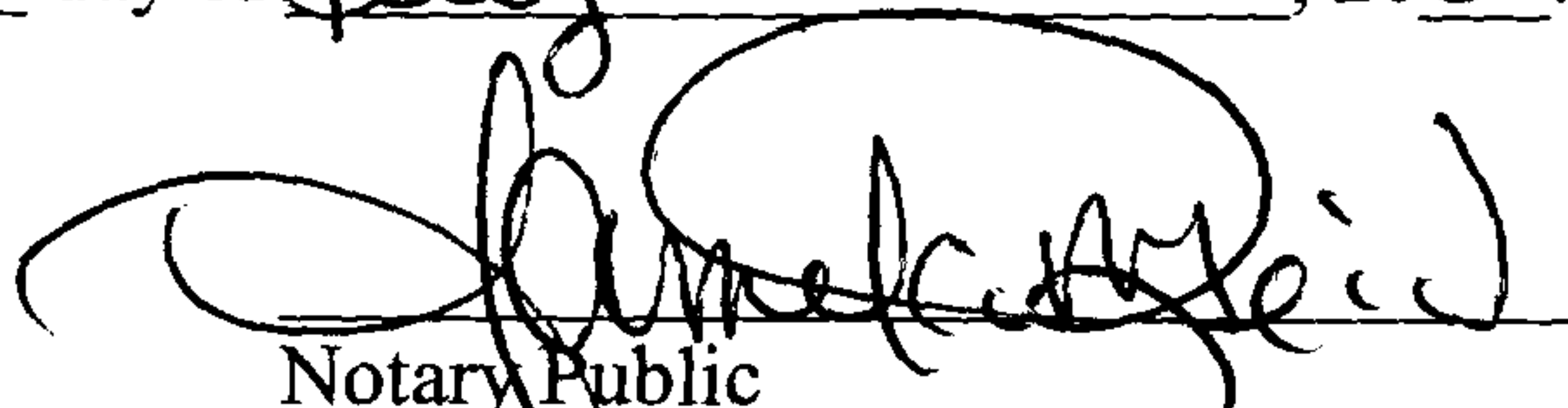
  
\_\_\_\_\_  
RICHARD A. REED

  
\_\_\_\_\_  
COURTNEY L. SPUDIC

State of Maryland  
County of Prince Georges

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **RICHARD A. REED** 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 foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 31<sup>st</sup> day of July, 2002.

  
\_\_\_\_\_  
Notary Public

(SEAL)

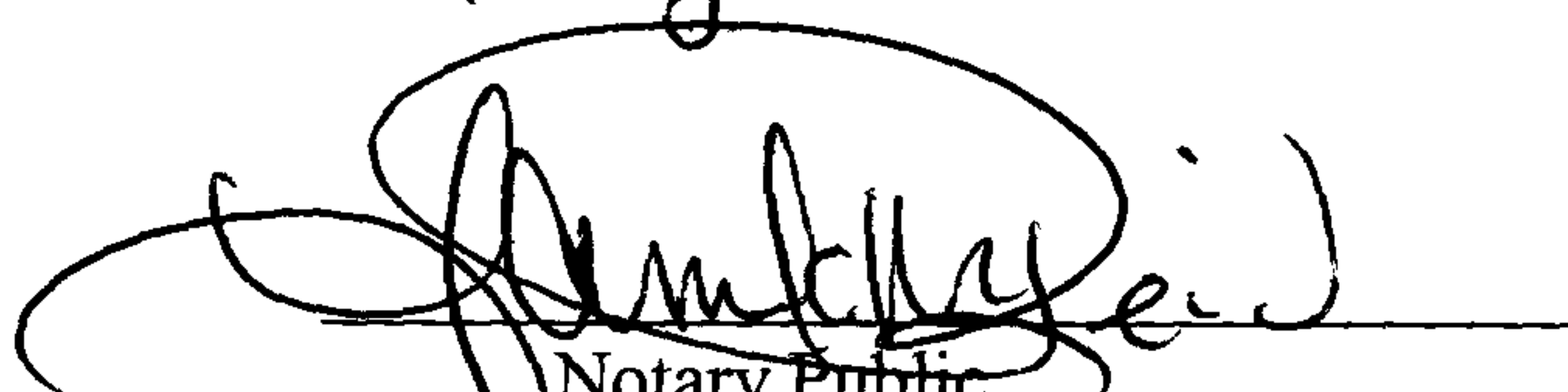
My commission expires:

State of Maryland  
County of Prince Georges

**TAMEKA M. REID**  
**NOTARY PUBLIC - STATE OF**  
**MARYLAND - MY COMMISSION**  
**EXPIRES - 8/1/2004**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **COURTNEY L. SPUDIC** 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 foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 31<sup>st</sup> day of July, 2002.

  
\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires:

**TAMEKA M. REID**  
**NOTARY PUBLIC - STATE OF**  
**MARYLAND - MY COMMISSION**  
**EXPIRES - 8/1/2004**

**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 NE 1/4 of the NE 1/4 of Section 26, Township 21 South Range 1 West, Columbiana, Shelby Coutny, Alabama, more particularly described as follows:

Beginning at a point where the East Line of North Main Street in Columbiana intersects the North line of Meyer Street ( a former alley according to Horseley's Map) and run thence Northerly along the said East line of said North Main Street a distance of 80.0 feet to an existing steel pin corner; thence turn 91 degrees 06 minutes 21 seconds to the right and run Easterly parallel with the North line of said Myer street a distance of 251.31 feet to a steel pin in the centerline of an open drainage ditch; thence turn 125 degrees 42 minutes 56 seconds to the right and run Southwestely along said centerline of said ditch a distance of 98.05 feet to a steel pin set on the North line of same said Myer Street; thence turn 54 degrees 10 minutes 20 seconds to the right and run Westerly along said North line of said Meyer Street a distance of 192.53 feet to a steel pin and the point of beginning.

Situated in Shelby County, Alabama.