

SEND TAX NOTICE TO:
Sandra S. Benefield
1984 Highway #25 South
Harpersville, Alabama 35078

Inst # 1998-34625

THIS INSTRUMENT PREPARED BY:

Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
400 Shades Creek Parkway, #100
Birmingham, Alabama 35209
(205) 879-5959

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Eighty Thousand and no/100 Dollars (\$380,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Redick W. Brown and Ora H. Brown, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto Sandra S. Benefield, a single person (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.

\$227,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

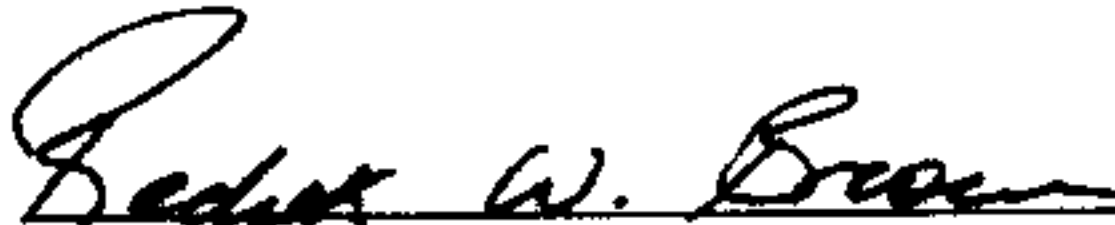
TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated 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 Services, Inc.** ("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

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 1st day of September, 1998.

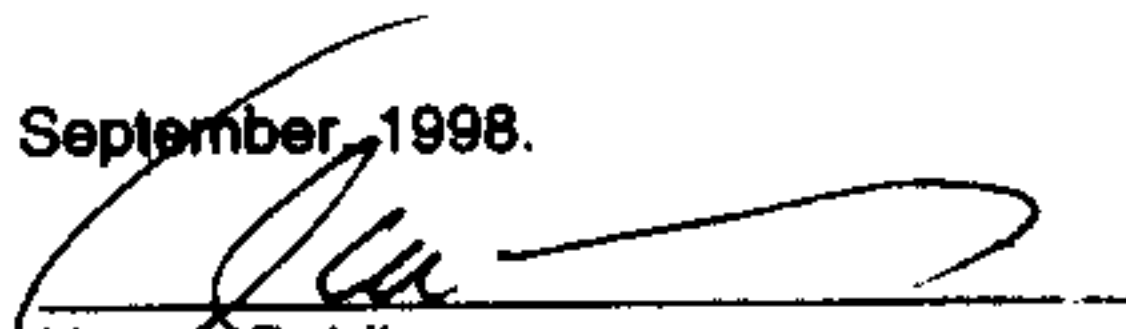
 (Seal)
Redick W. Brown

 (SEAL)
Ora H. Brown

State of Alabama
Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Redick W. Brown and Ora H. Brown, 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 1st day of September, 1998.


Notary Public
My commission expires: 12/28/99

(SEAL)

Instructions to Notary: This form acknowledgment 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 acknowledgment.
(Conformant FPM 96342-94530)

Part of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

PARCEL #1:

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East; thence run North along the West line thereof for 128.51 feet; thence 89 degrees 44 minutes 43 seconds right run Easterly for 2302.43 feet to the Westerly right of way of Alabama State Highway #25; thence 85 degrees 44 minutes 26 seconds right run Southerly along said right of way 277.65 feet; thence 95 degrees 13 minutes 48 seconds right run Westerly for 472.19 feet; thence 90 degrees 18 minutes 13 seconds left run Southerly for 444.49 feet; thence 89 degrees 54 minutes 53 seconds left run Easterly for 510.34 feet to the Westerly right of way of said Highway #25; thence 84 degrees 59 minutes 18 seconds right run southerly along said right of way for 205.61 feet; thence 94 degrees 55 minutes 35 seconds right run Westerly for 2375.48 feet to the West line of Southeast $\frac{1}{4}$ of said Section; thence 89 degrees 35 minutes 16 seconds right run North for 768.94 feet to the point of beginning.

PARCEL #2:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East; thence run South along the West line of said $\frac{1}{4}$ section for 768.94 feet; thence 89 degrees 35 minutes 16 seconds left, run Easterly for 1847.48 feet; thence 90 degrees 00 minutes left run North for 205.61 feet to the point of beginning; thence last described course for 444.49 feet; thence 90 degrees 18 minutes 13 seconds right run 472.19 feet to the Westerly right of way of Alabama State Highway #25; thence 84 degrees 46 minutes 12 seconds right run Southerly along said right of way for 444.39 feet; thence 95 degrees 00 minutes 42 seconds right run Westerly for 510.34 feet to the point of beginning. All being situated in Shelby County, Alabama.

Inst. # 1998-34625

09/03/1998-34625
03:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 167.50