

SEND TAX NOTICE TO:

Dennis F. Bowden

1348 Royalty Drive

Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

✓ Claude McCain Moncus, Esq.

CORLEY, MONCUS & WARD, P.C.

400 Shades Creek Parkway, Suite 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
Ninty-Five Thousand Dollars and 00/100

(\$ 95,000.00) to the undersigned Grantor in hand paid by the Grantees, whether
one or more, herein, the receipt of which is hereby acknowledged, I, Linda L. Madison,
a single person (herein referred to as Grantor) does grant, bargain, sell and convey unto
Dennis F. Bowden, a single man, (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:

Lot 6, in Block 1, according to the Survey of Royal Place, as recorded in
Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.;

Linda L. Madison is the surviving spouse of Charles P. Madison in that certain
Warranty Deed recorded in Instrument #1994, Page 26549. Charles P. Madison
having died on March 22, 1998.

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

\$ 76,000.00 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 I do for myself and for my heirs, executors, and administrators covenant with
said Grantee(s), his/her/their heirs and assigns, that I am lawfully seized in fee simple of
said premises; that they are free from all encumbrances, unless otherwise noted above;
that I have a good right to sell and convey the same as aforesaid; that I 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 I do by these presents make, constitute and appoint **Cendant Mobility
Services, Inc. ("Agent")** and/or its authorized and designated agents or representatives,
as my true and lawful agent and attorney-in-fact to do and perform for me in my name,
place and stead, and for my 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

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11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RMS 31.00

Inst # 1999-04287

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. I further give and grant unto my 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 I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my 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 the undersigned prior to said time.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26 day of

January

1998

1999 PSG

Linda L. Madison (Seal)
Linda L. Madison

State of Alabama
Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Linda L. Madison, a single person, whose name 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 foregoing, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of January, 1998 1999 PSG

J. S. Dennis
Notary Public

(SEAL)

My commission expires:

27 March 2001

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.

(Cendant File #6342-84816)

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