

SEND TAX NOTICE TO:

Roger Shugart and Gina Shugart
105 East 1st Street
Calera, Alabama 35040

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 NINETY FOUR THOUSAND AND FIVE HUNDRED DOLLARS AND NO/100 (\$ 94,500.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Henry C. Woodall, Jr. and Rose Marie Woodall, husband & wife, (herein referred to as Grantors) do grant, b a r g a i n , s e l l a n d c o n v e y u n t o Roger Shugart and Gina Shugart, 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.

\$ 89,775.00 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

Inst # 1999-15825

04/14/1999-15825
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
003 1999

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 3 day of March, 1999.

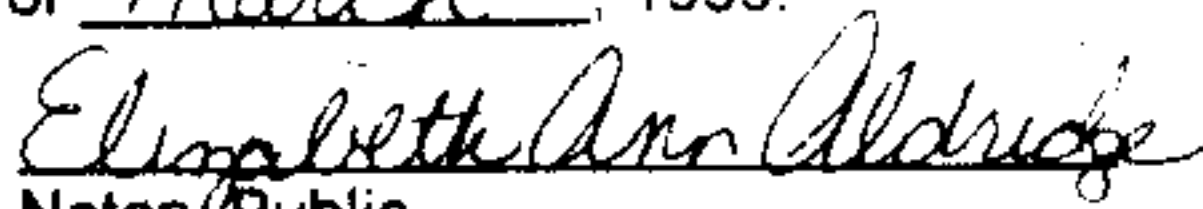

Henry C. Woodall, Jr. (SEAL)


Rose Marie Woodall (SEAL)

State of Alabama
Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Henry C. Woodall, Jr. and Rose Marie Woodall, 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 3rd day of March, 1999.


Notary Public
My commission expires: 3/16/2002

(SEAL)

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 acknowledgment.
(Cendant File #6342-84853)

Exhibit A

Commence at the Northwest corner of Section 1, Township 24 North, Range 13 East, Freeman Base Line, Shelby County, Alabama; thence run Northerly North 3 degrees 30 minutes West a distance of 993.42 feet to a point; thence run Easterly on a bearing of North 87 degrees 10 minutes East a distance of 600.0 feet to the point of beginning of the property being described, said point of beginning being on the line of and 30.0 feet East of the (Pardue/Wilson lot as described in Deed Book 248, Page 705) Southeast corner of Wilson Lot; thence run Northerly 30.0 feet East of and parallel with the East line of said Pardue/Wilson lot a distance of 248.72 feet to a point; thence turn an angle of 87 degrees 52 minutes 00 seconds left and run Westerly 30.0 feet to a point; thence turn an angle of 86 degrees 45 minutes 00 seconds right and run Northerly a distance of 243.47 feet to a point; thence turn an angle of 106 degrees 53 minutes 00 seconds right and run Southeasterly a distance of 314.09 feet to a point on the West line of a dedicated 60.0 foot wide easement; thence turn an angle of 73 degrees 11 minutes 30 seconds right and run Southerly a distance of 406.46 feet to a point; thence turn an angle of 90 degrees 43 minutes 30 seconds right and run Westerly a distance of 274.93 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-15825

04/14/1999-15825
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 RWS 19.50