

**SEND TAX NOTICE TO:**

Melissa French  
132 King James Court  
Alabaster, Alabama 35007

**THIS INSTRUMENT PREPARED BY:**

Charles McCain Mancus, Esq.  
**MCNEELY, MONCUS & WARD, P.C.**  
2000 Spring Creek Parkway, #100  
Birmingham, Alabama 35209  
(205) 879-5959

**WARRANTY DEED AND LIMITED POWER OF ATTORNEY**

State of Alabama  
County of Shelby

Inst # 2000-14340

05/02/2000-14340  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JMB

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred  
Three Thousand Four Hundred Dollars and no/100 ----- (\$ 103,400.00) to  
the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt  
of which is hereby acknowledged, we, **Bradley P. Poeth, and wife Pamela B. Poeth** (herein  
referred to as Grantors) do grant, bargain, sell and convey unto  
Melissa French, a single woman (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 29, according to the Survey of Spring Gate, Sector One, Phase Two, as  
recorded in Map Book 18, Page 148, in the Office of the Judge of Probate of  
Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$ 102,505.00 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 21 day of March, 2000.

  
\_\_\_\_\_  
Bradley P. Poeth (SEAL)

  
\_\_\_\_\_  
Pamela B. Poeth (SEAL)

State of Alabama  
Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bradley P. Poeth and Pamela B. Poeth, 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 21 day of March, 2000.



  
\_\_\_\_\_  
Cheryl Bergmann  
Notary Public  
My commission expires: 1/31/2005

**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.

(C'ndact File #1004730)

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DBR WIS 13.08