

\$159,900.00

**SEND TAX NOTICE TO:**

Cendant Mobility Financial Corporation  
499 South President Street, Suite 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 #1303275

**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, GEOFFREY F. CLARK and FELICIA M. CLARK, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto Cendant Mobility Financial Corporation, a Delaware 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 as we might or could do if personally present, with full power of substitution and revocation, hereby

Inst # 2002-17914  
04/17/2002-17914  
12:08 PM CERTIFIED  
SHF BY COUNTY JUDGE OF PROBATE  
003 MSB 180.00

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<sup>rd</sup> day of April, 2002.

Geoffrey F. Clark  
GEOFFREY F. CLARK

Felicia M. Clark  
FELICIA M. CLARK

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **GEOFFREY F. CLARK** 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 3<sup>rd</sup> day of April, 2002.

Margaret J. Robinson  
Notary Public

(SEAL)

My commission expires: 6-4-2003

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **FELICIA M. CLARK** 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 3<sup>rd</sup> day of April, 2002.

Margaret J. Robinson  
Notary Public

(SEAL)

My commission expires: 6-4-2003

**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"

Commencing at the Northwest corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 21 minutes 48 seconds East along the Northern boundary line of said section for a distance of 2095.19 feet; thence South 0 degrees 09 minutes 33 seconds West, a distance of 946.51 feet to the Southerly right of way line of Shelby County Road No. 280 and the POINT OF BEGINNING; thence continuing Southerly a distance of 560.00 feet; thence North 89 degrees 50 minutes 27 seconds West, a distance of 265.00 feet; thence North 0 degrees 09 minutes 33 seconds East, a distance of 465.00 feet; thence North 40 degrees 54 minutes 42 seconds East, a distance of 187.92 feet to the Southerly right of way line of Shelby County Road No. 280; thence South 71 degrees 26 minutes 19 seconds East along said road right of way line for a distance of 150.00 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

Inst. # 2002-17914

04/17/2002-17914

12:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 MSB 180.00