


consideration  
164,900

**SEND TAX NOTICE TO:**

Cendant Mobility Financial Corporation  
499 South President Street, Suite 100  
Jackson, Mississippi 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 # 1354451

  
20021008000491730 Pg 1/2 182.00  
Shelby Cnty Judge of Probate, AL  
10/08/2002 10:48:00 FILED/CERTIFIED

**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 Grantor(s) in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged MATTHEW SLOVENSKY, III, A SINGLE PERSON, (herein referred to as Grantor) 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:

Lot 39, according to the Survey of Stratford Place, Phase V, as recorded in Map Book 15, Page 81, in the Probate Office of Shelby County, Alabama.

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 I do for myself and for my 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 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 Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc., a Mississippi Corporation 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 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 23<sup>RD</sup> day of August, 2002.

Matthew Slovensky III  
MATTHEW SLOVENSKY, III

State of Alabama  
County of Jefferson

20021008000491730 Pg 2/2 182.00  
Shelby Cnty Judge of Probate, AL  
10/08/2002 10:48:00 FILED/CERTIFIED

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MATTHEW SLOVENSKY, III** 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 23<sup>RD</sup> day of August, 2002.

Debra W. Sawyer  
Notary Public

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 28, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**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.