

Consideration \$228,000.00

20040412000189500 Pg 1/2 252.00
Shelby Cnty Judge of Probate, AL
04/12/2004 13:37:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
Cendant Mobility Financial Corp.

499 S. President Street, Suite 200
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 #146614504

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of _____
Ten 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, CHRISTOPHER L. LEWIS and AMARIS LEWIS, 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:

Lot 29, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, 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 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 Burrow Closing Management Corporation, A California Corporation, acting alone, and Mid South Title Inc., a Mississippi Corporation as our true and lawful agent 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.

Ward Farmer

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 27
day of March, 2004.

CENDANT MOBILITY FINANCIAL CORPORATION A
DELAWARE CORPORATION

By: Tracy A. Fox

(Name) Tracy A. Fox

Title) Closing Agent

STATE OF New Jersey
COUNTY OF Burlington

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tracey A. Fox, whose name as Closing Agent of Cendant Mobility Financial Corporation, A Delaware Corporation, 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 conveyance, he/she, as such officer and with full authority, signed, executed and delivered the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 22 day of March, 2004.
Keita A. Carr
 Notary Public

My commission Expires: _____

KEITA A. CARR
NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 9/17/2007

**This instrument prepared by:
Fred A. Ross, Esq.
Mid South Title Agency, Inc.
499 South President Street / P.O. Box 23429
Jackson, Mississippi 39201/39225-3429
Cendant File # 146614504**