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Shelby Cnty Judge of Probate, AL
06/03/2004 08:50:00 FILED/CERTIFIED

INVESTOR NUMBER: 00718276863

PRINCIPAL RESIDENTIAL LOAN NUMBER: 001345627-2

MORTGAGOR(S): Terry Clay Powell

THIS INSTRUMENT PREPARED BY:

Heather H. Renfro

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Principal Residential Mortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 11, Brookchase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.


TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **Principal Residential Mortgage, Inc.**, a corporation, has caused this conveyance to be executed by Stephen G. Collins as Shareholder of Sirote & Permutt, P.C. pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. This Special Warranty Deed is executed on the 28th day of May, 2004.

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

By: Sirote & Permutt, P.C.
as Attorney-in-Fact for Principal Residential Mortgage, Inc.


By: 
Its Shareholder

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen G. Collins, whose name as Shareholder of Sirote & Permutt, P.C., a 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, as shareholder, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney-in-fact as aforesaid.

Given under my hand and official seal this the 28th day of May, 2004.


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 9, 2006

Exh. B + A

20040127000043360 Pg 1/4 20.00
Shelby Cnty Judge of Probate, AL
01/27/2004 10:06:00 FILED/CERTIFIED

LIMITED

POWER OF ATTORNEY

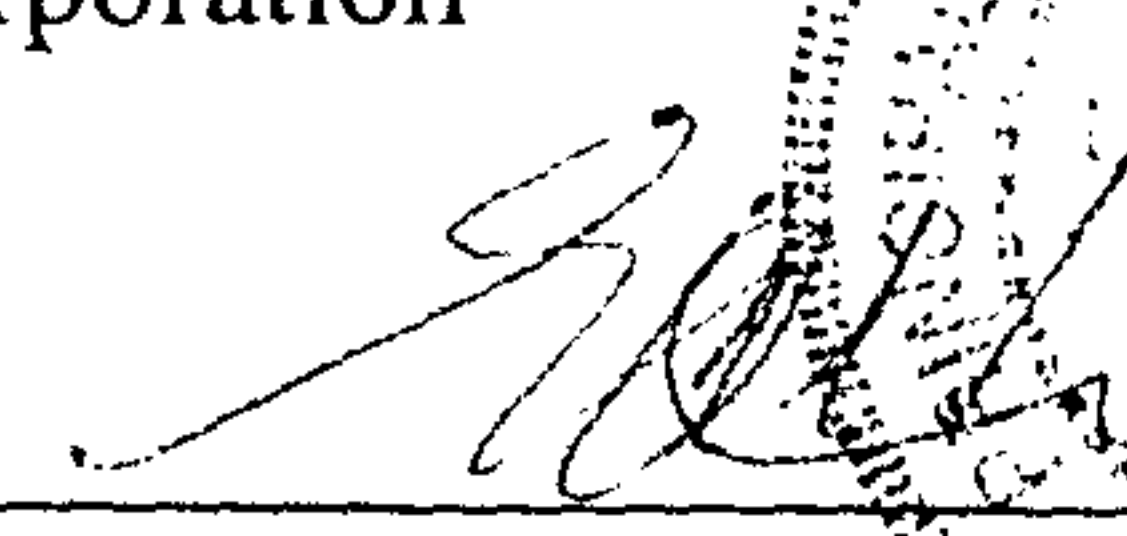
TO WHOM IT MAY CONCERN: The undersigned, Principal Wholesale Mortgage, Inc. formerly known as Reliastar Mortgage Corporation, Principal Residential Mortgage, Inc., and Principal Life Insurance Company formerly known as Principal Mutual Life Insurance Company (collectively referred to herein as "Principal") do hereby authorize and irrevocably appoint any of the shareholders of Sirote & Permutt, P.C. ("Agent") as the true and lawful attorney-in-fact and agent of Principal for the sole purpose of executing in the name of and for Principal any warranty deeds transferring residential real property located in the State of Alabama from Principal to Federal National Mortgage Association (FANNIE MAE), Federal Home Loan Mortgage Corporation (FREDDIE MAC), the Secretary of Housing and Urban Development, his successors and assigns (HUD), and/or the Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns (VA), and otherwise to perform any act on behalf of Principal relating to the matters set forth above.

This Limited Power of Attorney shall expire at the close of business on January 31, 2007.

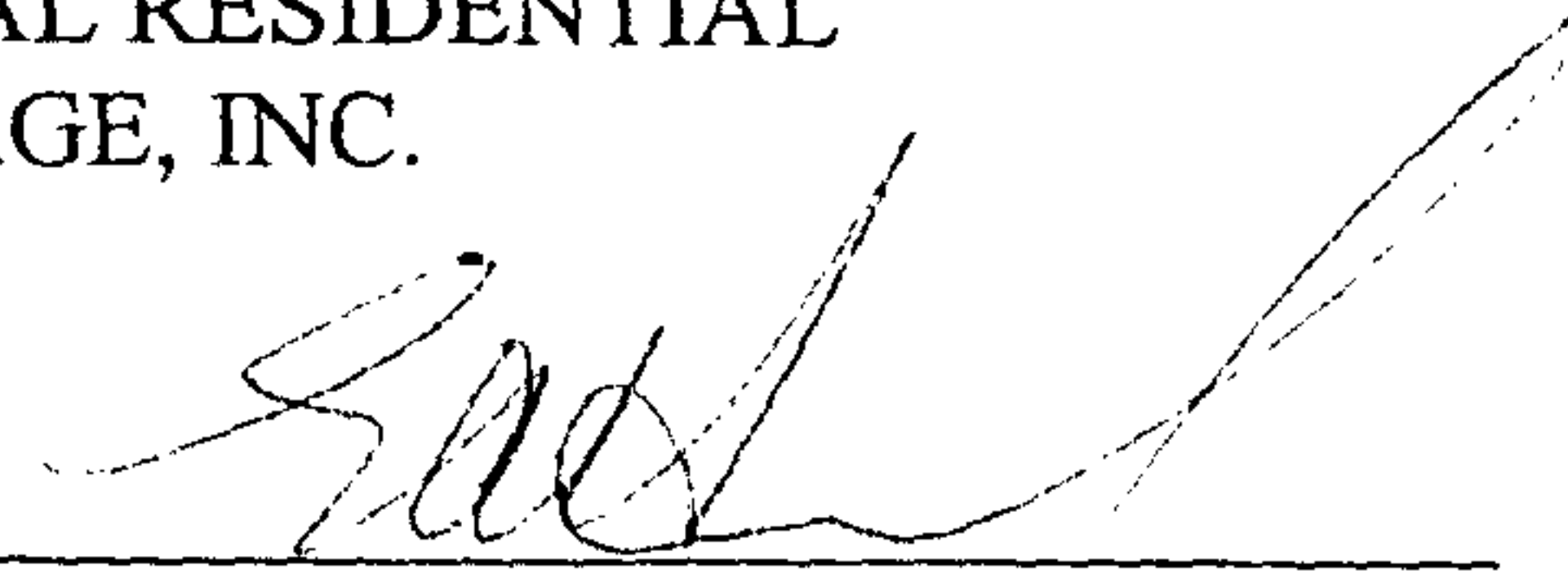
IN WITNESS WHEREOF, the undersigned, by and through their duly authorized officers, have caused this Limited Power of Attorney to be executed on this 3rd day of December, 2003.

PRINCIPAL WHOLESALE MORTGAGE,
INC.

formerly known as Reliastar Mortgage
Corporation


By: E. A. Hummel
Its Vice President and Secretary, Default
Administration

PRINCIPAL RESIDENTIAL
MORTGAGE, INC.


By: E. A. Hummel
Its Vice President and Secretary, Default
Administration


PRINCIPAL LIFE INSURANCE
COMPANY

formerly known as Principal Mutual Life
Insurance Company



By: S. K. Olson

Its Second Vice President and Secretary,
Loan Administration



By: E. A. Hummel

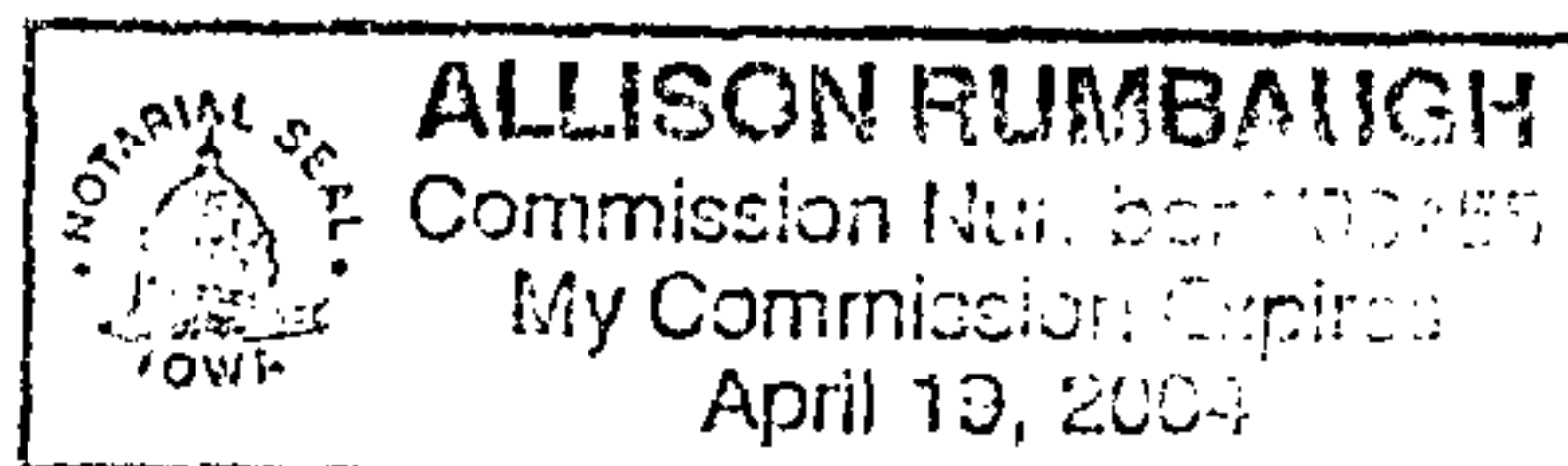
Its Associate Director and Secretary, Default
Administration

STATE OF IOWA)

COUNTY OF POLK)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that E. A. Hummel, whose name as Vice President and Secretary, Default Administration of Principal Wholesale Mortgage, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 3rd day of December, 2003.



Notary Public

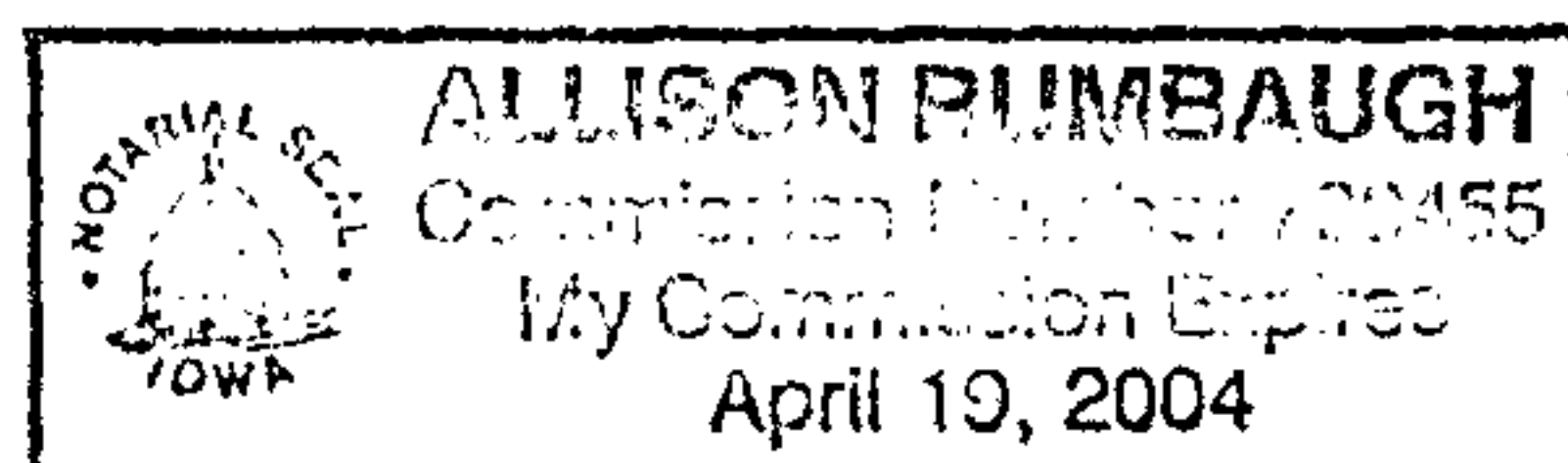
My Commission Expires:

STATE OF IOWA)

COUNTY OF POLK)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that E. A. Hummel, whose name as Vice President and Secretary, Default Administration of Principal Residential Mortgage, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 3rd day of December, 2003.



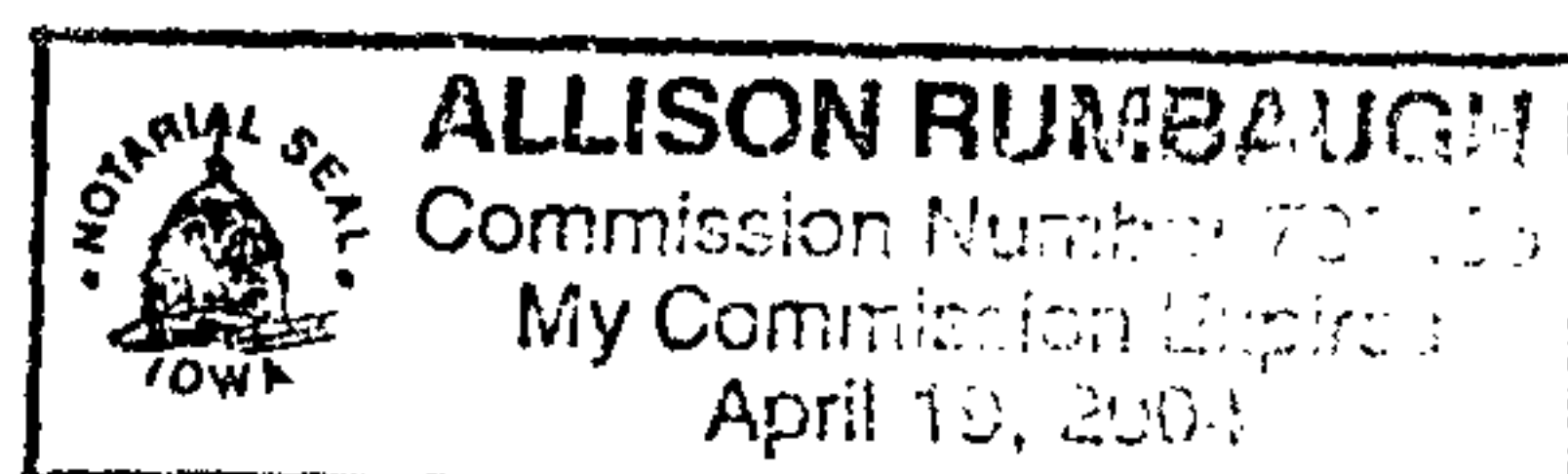
Allison Rumbaugh
Notary Public
My Commission Expires:

STATE OF IOWA)

COUNTY OF POLK)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that S. K. Olson, whose name as Second Vice President and Secretary, Loan Administration of Principal Life Insurance Company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 3rd day of December, 2003.



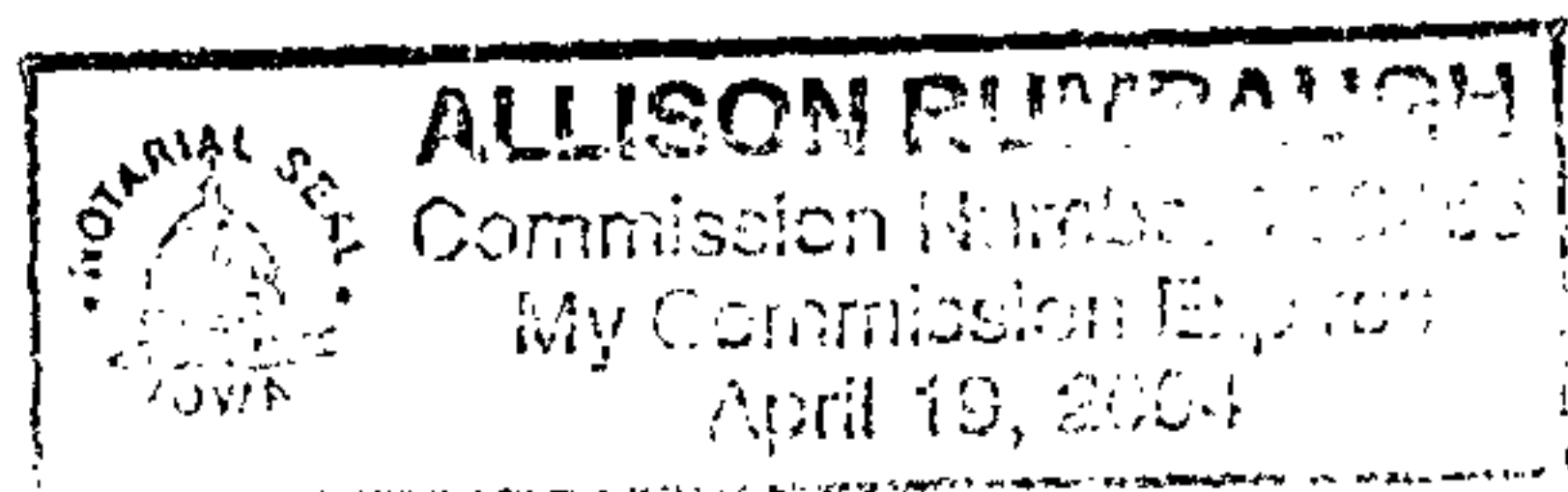
Allison Rumbaugh
Notary Public
My Commission Expires:

STATE OF IOWA)

COUNTY OF POLK)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that E. A. Hummel, whose name as Associate Director and Secretary, Default Administration of Principal Life Insurance Company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 3rd day of December, 2003.



Allison Rumbraugh
Notary Public
My Commission Expires:
