

Being re-recorded to include ammount

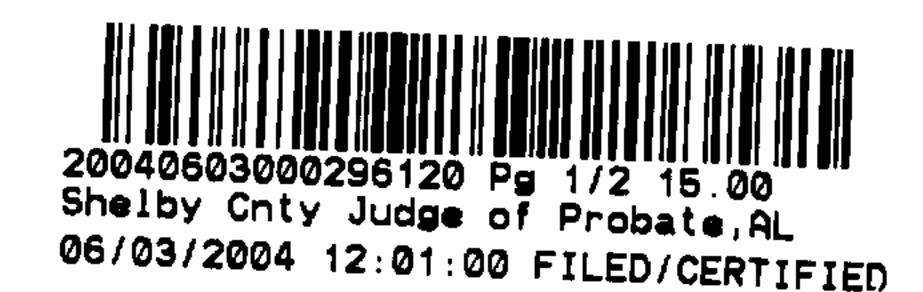
SEND TAX NOTICE TO:

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 #144771604



WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

	W ALL M	EN BY THESE PRESENTS: That in consideration of
	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, DAVID SEYMOUR and EMMA
C. SE	YMOUR, h	usband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey
unto _	CENDAN	T MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION
	(he	rein referred to as Grantees) as individual owner or as joint tenants, with right of
surviv	orship, if m	ore than one, the following described real estate, situated in the State of Alabama,
Count	y of Shelby	', to-wit:

Lot 438, according to the Suvey of Weatherly Broadmoor Abbey - Sector 25, as recorded in Map Book 21, Page 1, 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, Cendant Mobility Financial Corporation, A Delaware 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.

Sor les

Hand Parmer

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 WHI Menuel, 200	EREOF, we have hereunto set our hands	s and seals, this \(\frac{1}{2} \) day of
	DAVID SEYMOUR	20040603000296120 Pg 2/2 15.00 Shelby Cnty Judge of Probate, 06/03/2004 12:01:00 FILED/CER
	EMMA C. SEYMOUR	
State of ALABAMA County of SHELBY		•
whose name is DAVID SEX acknowledged before me or executed the same voluntari	Notary Public, in and for said County, in YMOUR signed to the foregoing conveyant this day that, being informed of the cally on the day the same bears date. In this the 17 day of November	nce, and who is known to me, ontents of the foregoing, he
Given under my nam		
	Notary Public	flomes!
(SEAL)	My commission	expires: MY COMMISSION EXPIRES OCTOBER 28, 2004
State of Alabama County of Shelby		
whose name is EMMA C. Some, acknowledged before m	tary Public, in and for said County, in sa SEYMOUR signed to the foregoing converge on this day that, being informed of the cally on the day the same bears date.	eyance, and who is known to
Given under my han	d this the 17 day of 1000	<u>/, 20_93</u> .
(SEAL)	My commission	MY COMMISSION EXPIRES
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.