



SEND TAX NOTICE TO.

THIS INSTRUMENT PREPARED BY:

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(601) 960-4550 Cendant #140226204

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$ 725,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, SUSAN N. STORY and JOSEPH L. STORY AKA JOSEPH LYNN STORY, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto James R. Payton, an unmarried person and Darrell Stanton Ward, an unmarried person (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 Exhibit "A" attached.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 500,000.00 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.

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 WHEREOF, we have hereunto set our hands and seals, this 6th day of October, 2004

Susan N. Story
SUSAN N. STORY

Joseph L. Story
JOSEPH L. STORY AKA JOSEPH LYNN STORY

State of Florida
County of Escambia

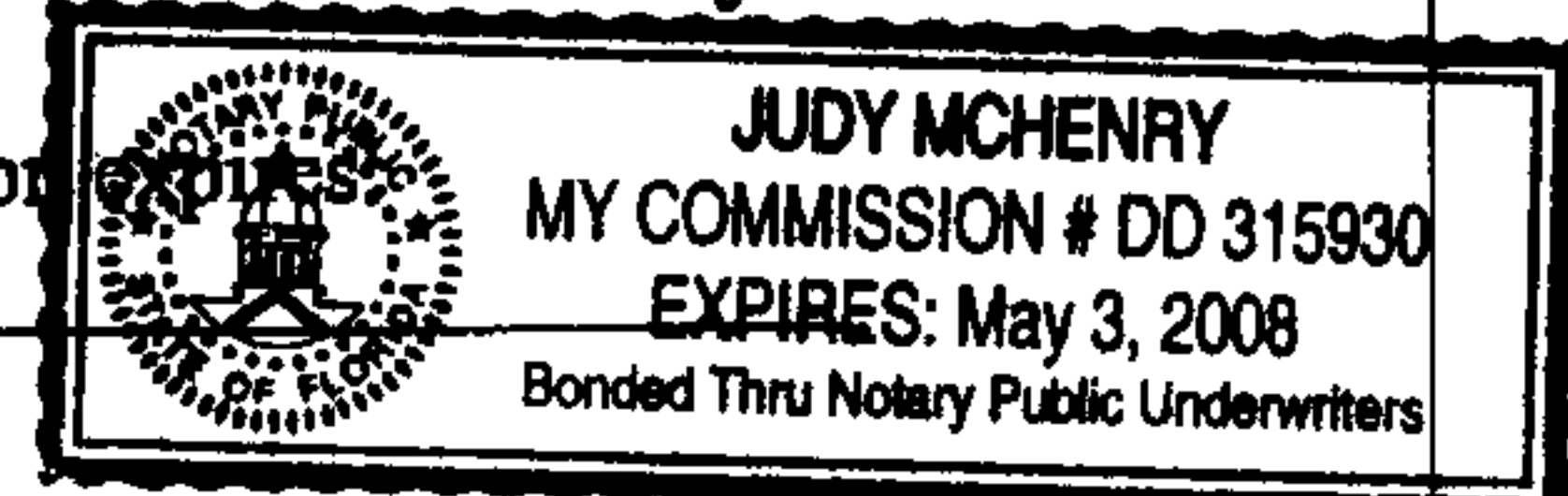
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is SUSAN N. STORY signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of October, 2004

Judy McHenry
Notary Public

(SEAL)

My commission expires:



State of Florida
County of Escambia

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is JOSEPH L. STORY AKA JOSEPH LYNN STORY 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 6th day of October, 2004.

Judy McHenry
Notary Public

(SEAL)

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.

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said Section 26 for a distance of 334.00 feet to a point; thence turn an angle of 89 degrees 47 minutes 23 seconds to the left and run Easterly for a distance of 89.74 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 310.26 feet to a point; thence turn an angle of 28 degrees 50 minutes 01 second to the left and run 270.05 feet to a point; thence turn an angle of 76 degrees 38 minutes 12 seconds to the right and run 76.17 feet; thence turn an angle of 11 degrees 02 minutes 15 seconds to the right and run 137.80 feet; thence turn an angle of 7 degrees 57 minutes 30 seconds to the left and run 113.70 feet; thence turn an angle of 2 degrees 22 minutes 35 seconds to the right and run 57.16 feet; thence turn an angle of 34 degrees 32 minutes 11 seconds to the right and run 114.55 feet; thence turn an angle of 9 degrees 00 minutes 51 seconds to the left and run 114.00 feet; thence turn an angle of 47 degrees 27 minutes 16 seconds to the right and run 61.68 feet to a point; thence turn an angle of 80 degrees 31 minutes 21 seconds to the right and run 511.66 feet to a point; thence turn an angle of 29 degrees 04 minutes 45 seconds to the right and run 135.00 feet to a point; thence proceed along a curve to the left having a central angle of 23 degrees 13 minutes 28 seconds and a radius of 345.90 feet, for an arc distance of 140.21 feet to a point; thence turn an angle of 32 degrees 36 minutes 46 seconds to the left, from the tangent to the curve, and run 109.97 feet to a point; thence proceed along a curve to the right, having a central angle of 66 degrees 24 minutes 55 seconds and a radius of 25.00 feet, for an arc distance of 28.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO:

A right of way located in the NW 1/4 of the NW 1/4 of Section 26; Township 21 South, Range 1 East, Shelby County, Alabama, for ingress and egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 26; Thence run South along the West Section Line 334.00 feet; Thence turn left 89 degrees 47 minutes 23 seconds and run East 57.76 feet to the point of the beginning of said centerline; Thence run right 89 degrees 23 minutes 18 seconds and run South 45.00 feet; Thence turn left 89 degrees 23 minutes 18 seconds and run East 290.00 feet to the point of a clockwise curve having a Delta angle of 55 degrees 00 minutes 00 seconds and a radius of 175.00 feet; Thence run along the arc of said curve 167.99 feet to the point of tangent; Thence continue tangent to said curve 188.09 feet to the end of said centerline and the center of cul-de-sac with a radius of 55.00 feet.

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

20041221000694380 Pg 4/4 245.00
Shelby Cnty Judge of Probate, AL
12/21/2004 09:01:00 FILED/CERTIFIED

A right of way located in the SW 1/4 of the SW 1/4 of Section 23 and in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range One (1) East; for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Northwest corner of said Section 26; Thence run South along the West Section line 334.00 feet; Thence turn left 89 degrees 47 minutes 23 seconds and run east 57.76 feet to the point of the beginning of said centerline; Thence turn left 90 degrees 36 minutes 42 seconds and run north 1351.88 feet to the point of a clockwise curve having a delta angle of 91 degrees 07 minutes and a radius of 250.00 feet; Thence run along the arc of said curve 397.57 feet to the point of tangent; Thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.