

## SEND TAX NOTICE TO:

Cendant Mobility Fiancial Corp.

40 Apple Ridge Road
Danbury, CT 06810

## THIS INSTRUMENT PREPARED BY:

Fied A. Ross, Jr.
A torney for CENDANT MOBILITY FINANCIAL CORPORATION
45 9 South President Street / P.O. Box 23429
Jackson, MS 39201/39225-3429
(601) 960-4550 Cendant #1563625

## WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

K NOW ALL MEN BY THESE PRESENTS: That in consideration of (\$ 147,500.00 ) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, I, J. BYRON RICHARDSON, A Single Person, (herein referred to as Grantors) do grant, bargain, sell and convey unto <u>CENDANT MOBILITY FINANCIAL CORPORATION</u>, A <u>DELAWARE CORPORATION</u> (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 Stelby, to-wit:

Lot 713, according to the Survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, 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, fo ever; 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.

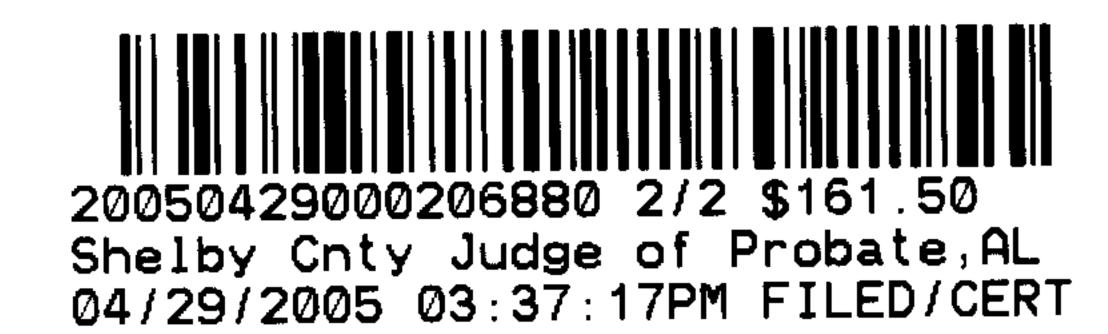
And I do for myself and for my heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to se I and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, we rrant 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 ("Agent") and/or its authorized and designated agents or representatives, as our true and layful agent and attorney-in-fact 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, Al IFA Bond Forms (Seller Affidavit), Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance.

Shelby County, AL 04/29/2005 State of Alabama

State of Hiabama

Deed Tax: \$147.50



We further give and grant unto our Agent full power and authority to do and perform every at t 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, at dishall 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 30 day of

MACH		
	J. Byron Richardson	
State of QZ County of Sloty		
w 10se name is J. BYRON RICH	ARDSON signed to the foregoing conveys on this day that, being informed of the content the day the same bears date.	ance, and who is known
Given under my hand this	is the 30th day of 11/and	, 20 <u>2</u>
	Mcaa Value Value Notary Public	H Louis
(SEAL)	My commission expir	

<u>Instructions to Notary</u>: This form acknowledgement cannot be changed or modified. It must re nain 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.