20050614000291290 1/2 \$449.00 Shelby Cnty Judge of Probate, AL 06/14/2005 01:35:24PM FILED/CERT

## SEND TAX NOTICE TO:

James R. Moncus, Jr. 1313 Alford Avenue

Birmingham, AL 35226

## 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 #1561805

## WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$\(\frac{434,900.00}{2434,900.00}\)) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, JOHN G. PELFREY and NORMA L. PELFREY, 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 198, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, Page 83 A & B, as recorded in the Probate Office of Shelby County, Alabama.

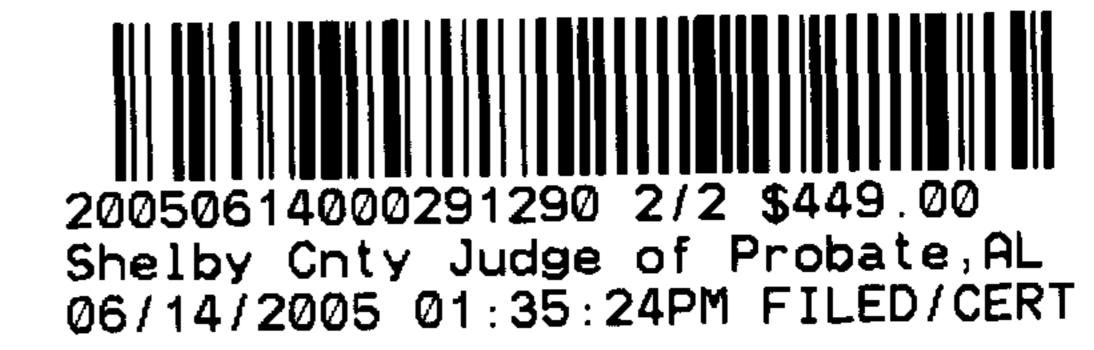
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

 $^{-0-}$  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.

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 lawful 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, 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.

April IVES	, 20 <u>05</u> .	r, we have her	cuito set out n	anus and seal	s, this 22 <sup>d</sup> day of
					County, AL 06/14/2005 of Alabama
		JOHN G. P	ELFREY	Deed 1	Tax:\$435.00
		NORMA L.			<del></del>
_ 11120	10 r		1	au-	
State of HIBH/ County of She/					
I, the undersigned whose name is JOHN acknowledged before executed the same vo	G. PELFRE me on this	EY signed to the day that, being	foregoing conv informed of the	eyance, and v	•
Given under i	ny hand this	the 22/10day	of Apri		, 20 <u>0</u> 5
			Olacet NT-1-1-12		Lee_
(SEAL)			Notary Publi	LC	•
			My commiss		
State of Aucha County of Such	<u>m</u> -		1-/3-	0.7	
I, the undersigned whose name is NOR! me, acknowledged be executed the same vo	MAL. PELF efore me on the	REY signed to his day that, bein	the foregoing can informed of the second can be seen to the second can	onveyance, a	
Given under i	my hand this	the 22NU day	of Cari	<u></u>	20_5

MY COMMISSION EXPIRES
JANUARY 13, 2007

Notary Public