

## SEND TAX NOTICE TO:

Mark A. Self 4951 Meadow Brook Way Birmingham, AL 35242

## 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 #1656720

Shelby County, AL 06/07/2006 State of Alabama

Deed Tax: \$175.00

## WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

Lot 48, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probat Office of Shelby County, Alabama.

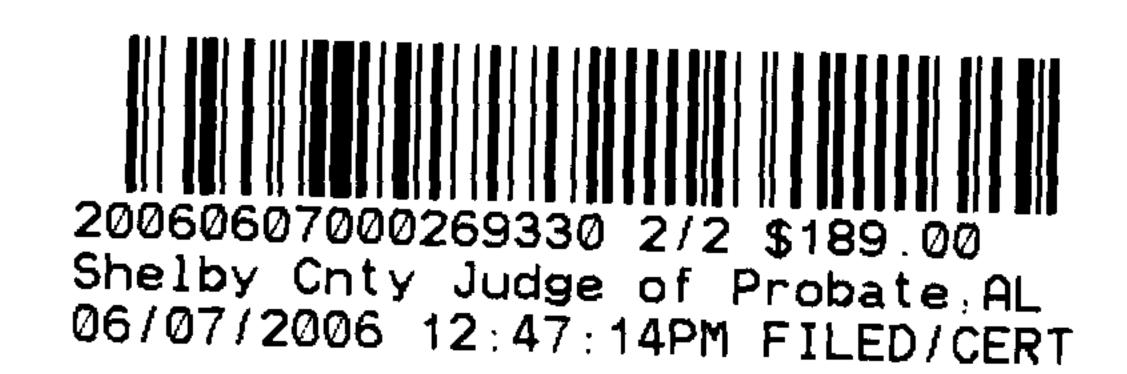
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$\frac{224,900.00}{\text{simultaneously herewith.}}\$ 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, thisday of	
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Stallen N. Man Led	
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State of Allbay County of Soulby	
County of Shills	
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that	
whose name is BRIAN E. HEINFELD 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.	
Give Funder my Rand this the day of	of $\Delta \Omega \Omega$ , $200\chi_0$
Giver ander my mane, this the day of the	)1 <u>/ / / / / / / / / / / / / / / / / / /</u>
	Child Lon
(SEAL)	Notary Public (
STATE AT A STATE	My commission expires:
State of Allebury	10x-05-01
County of	
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that	
whose name is HOLLY N. HEINFELD 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 15 day of	of April , 20UC
- COUNTY - C	(Ahrica Callon
(SEAL) CHRISTY COL	California Contraction
NOTAR OF	Notary Public
	My commission expires:
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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.

Instructions to Notary:

This form acknowledgement cannot be changed or modified. It must