



20080716000287710 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
07/16/2008 03:51:34PM FILED/CERT

**SEND TAX NOTICE TO:**  
Norman Craig Brogden  
985 HWY #107  
Montevallo, AL 35115

**THIS INSTRUMENT PREPARED BY:**  
David M. Ross  
Attorney for Cartus Financial Corporation  
499 South President Street / P.O. Box 23429  
Jackson, MS 39201/39225-3429  
(601) 960-4550 Cartus File #1857801

**WARRANTY DEED AND LIMITED POWER OF ATTORNEY**

State of Alabama  
County of Shelby

One Hundred Eighty Four Thousand

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of         and no/100          
(\$ 184,000.00 ) to the undersigned Grantors in hand paid by the Grantees, whether one or  
more, herein, the receipt of which is hereby acknowledged, we, SAM M. MITCHELL and  
MELANIE K. MITCHELL, husband & wife, (herein referred to as Grantors) do grant, bargain,  
sell and convey unto  
Norman Craig Brogden

(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**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 174,800.00 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 Cartus 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, this 28 day of APRIL, 2008.

Sam M. Mitchell  
SAM M. MITCHELL

Melanie K. Mitchell  
MELANIE K. MITCHELL

State of AL  
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **SAM M. MITCHELL** 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 28 day of April, 2008

Cher L. Runner  
Notary Public

(SEAL)

My commission expires:  
11-19-2009

State of ALA  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **MELANIE K. MITCHELL** 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 29 day of April, 2008

Jimmy L. Martin  
Notary Public


(SEAL)

My commission expires:  
2-13-2010

**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.

Shelby County, AL 07/16/2008  
State of Alabama

Deed Tax: \$9.50

  
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**EXHIBIT A**

**A parcel of land in the Northwest ¼ of the Southeast ¼, Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:**

**From the Northeast corner of said ¼ - ¼ section, run West along the North ¼ - ¼ line for 38.9 feet to a point on the West right of way line of County Road No. 107; thence run Southerly along the said road line for 230.7 feet to the point of beginning of subject lot; from said point thus established, continue Southerly along said road right of way line for 225 feet; thence deflect right 93 degrees 06 minutes and run Westerly for 639 feet; thence deflect right 89 degrees 29 minutes and run Northerly for 200 feet; thence deflect right 89 degrees 37 minutes and run Easterly for 344.4 feet; thence deflect left 90 degrees 00 minutes and run Northerly for 25 feet; thence deflect right 90 degrees 00 minutes and run Easterly for 290 feet and back to the point of beginning.**



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