

SEND TAX NOTICE TO:

Michael Jefferson Zanolotti

2074 Forest Lakes Lane

Sterrett, AL 35147

THIS INSTRUMENT PREPARED BY:

David M. Ross, Esquire

Attorney for CARTUS FINANCIAL CORPORATION

499 South President Street / P.O. Box 23429

Jackson, MS 39201/39225-3429

(601) 960-4550

Cartus File #1909547

20090406000125390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/06/2009 02:41:29PM FILED/CERT

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

Corrective Warranty Deed

State of Alabama

County of Shelby

This deed is being re-recorded to correct the name of the
Grantee. The correct name is Neva Marin Reardon Zanolotti.

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Thousand and No/100 Dollars

One Hundred Sixty Four (\$164,000.00) to the undersigned Grantors in hand paid by the
Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, I, BRIDGETT
BEASLEY, A Single Person, (herein referred to as Grantors) do grant, bargain, sell and convey unto

NE MAR Neva Marin Zanolotti
Michael Jefferson Zanolotti and ~~XXXX XXXXX~~ Reardon (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 473 according to the Survey of Forest Lakes, Sector
5 as recorded in Map Book 34, Page 122 A, B and C in
the Probate Office of Shelby County, Alabama.**

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

\$ 158,260.00 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 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
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 I do by these presents make, constitute and appoint Cartus Financial Corporation, a
Delaware Corporation ("Agent") and/or Mid South Relocation Services ("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 personally if 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 20th day of Jun., 2009.

Bridgett Beasley
BRIDGETT BEASLEY

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Shelby Cnty Judge of Probate, AL
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State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **BRIDGETT BEASLEY** 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 20th day of Jun., 2009.

William R. Ramey
Notary Public

My commission expires:

9-22-2012

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 acknowledgment.

Shelby County, AL 03/09/2009
State of Alabama

Deed Tax: \$6.00