

SEND TAX NOTICE TO:

Amanda L. Diamond 194 Birch Creek Drive Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

David M. Ross, Esquire. Attorney for Cartus Financial Corporation 625 Highland Colony Parkway, Suite 104 Ridgeland, MS 39157 (601) 853-7380 Cartus File #1992927

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Workship 100 Dolloss (\$ 302,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, DAVID J. CLEM and ALISON J. CLEM, husband & wife, (herein referred to as Grantors) do grant, bargain, sell and convey unto Amanda L. Diamond and Kevin P. Diamond

(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 17, according to the map of Birch Creek Subdivision, as recorded in Map Book 27, Page 143, in the Probate Office of Shelby County, Alabama.

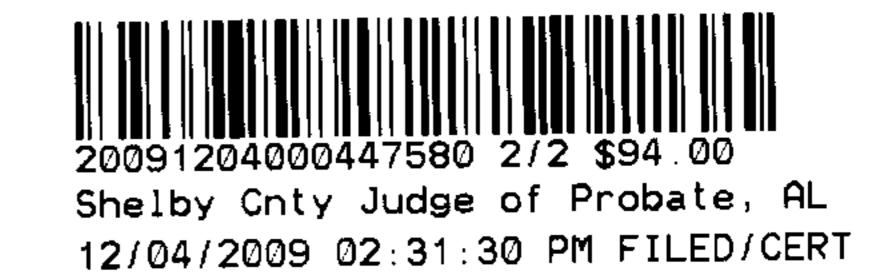
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$_222,000.00\$ 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 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 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 7 day of
July , 20 09.	, we have herealte set our hands and sears, this auy or
	D-11 CL
	DAVID J. CLEM
	alinn of Cle
	ALISON J. CLEM
State of FLADAMA County of SHECBY	
County of Say C 2 2	
whose name is DAVID J. CLEM s	Public, in and for said County, in said State, hereby certify that signed to the foregoing conveyance, and who is known to me, ay that, being informed of the contents of the foregoing, he day the same bears date.
Gwen under my hand this the	24hday of J1/1, 2009.
	Notary Public Notary Public
(SEAL)	riotary radio
	My commission expires:
* ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	8/17/09
State of ABAMA County of SHELBY	
whose name is ALISON J. CLEM	olic, in and for said County, in said State, hereby certify that signed to the foregoing conveyance, and who is known to me, by that, being informed of the contents of the foregoing, she day the same bears date.
Given under my hand this the	2th day of Jby , 20 <u>09</u>
(SEAL)	Cail M. Cook
	Notary Public
	My commission expires:
	8/11/09

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 12/04/2009

State of Alabama Deed Tax : \$80.00

Revised 04/29/08