

Send Tax Notice To:

Maurice M. Marsh
132 River Birch Road
Chelsea, AL 35243

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer Attorney For Cartus Financial Corporation 850 Shades Creek Parkway, Suite 210 Birmingham, AL 35209 (205) 871-1440 Cartus File #2147351 Shelby County, AL 08/08/2011 State of Alabama Deed Tax:\$100.00

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$\frac{229,000.00}{00.00}\) to the undersigned Grantors	in hand paid by the Grantees,	
whether one or more, herein, the receipt of which is hereby acknowledged, we, Jimmy Hensley and wife Dovie Hensley, (herein referred to as Grantors) do grant, bargain, sell and convey unto		
Maurice M. Marsh		
(herein referred to as Grantees) as individual owner or as joint tenants, than one, the following described real estate, situated in the State of Al to-wit:	with right of survivorship, if more abama, County of Shelby County,	

Lot 608, according to the Survey of Final Plat Windstone Phase 6, as recorded in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

Deed Effective Date: July 29, 2011

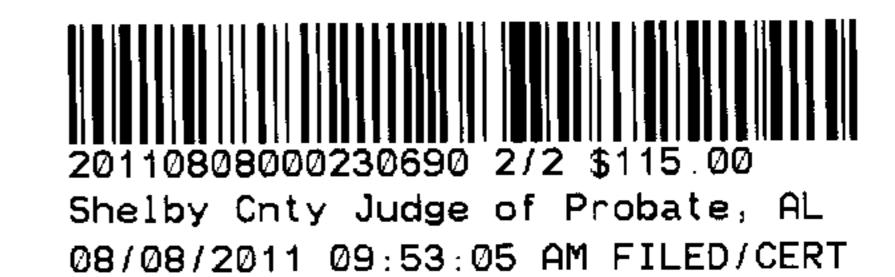
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$\frac{129,000.00}{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 assigns, forever; it being the intention of the parties to this conveyance, that if more that one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated during the joint lives of the Grantee(s) herein) in the even 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 fee 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 presets 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 for 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 fullly 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 the said time.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this $\frac{2}{2}$ day of, 20 \ldot\.	
	Jimmy Hensley
	Jimmy Hensley
	Davie Monde
	Dovie Hensley
State of <u>Louisian G</u> County of <u>Webster</u>	
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is Jimmy Hensley 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 and on the day the same bears date.	
Given under my hand this 22 day of	Aprr/, 20/1.
	L. aller Thelland #006187 Notary Public L. Alle NHolland
	My Commission Expires: At death
State of <u>Ouisiana</u> County of <u>Webster</u>	
I, the undersigned, a Notary Public, in and for whose name is Dovie Hensley signed to the foregoing acknowledged before me on this day that, being infort the same voluntarily and on the day the same bears day	med of the contents of the foregoing, he executed
Given under my hand this 22 day of	April , 20/1.
	Lallen Halland #00618.7 Notary Public L. Allen Holland
	My Commission Expires: At Aeath

Instructions to Notary: This form acknowledgment 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.