

Send Tax Notice To:

John O. Whitley
41168 Portobello Road
Birmingham, AL 35242

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 #2211430

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

\$225,000.00 the undersigned Grantors in hand paid by the Grantees,
whether one or more, herein, the receipt of which is hereby acknowledged, we, Evan W. Chan and his
wife, Tammy Ymt Chan (herein referred to as Grantors) do grant, bargain, sell and convey unto

John O. Whitley and Windy J. Whitley

(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 County,
to-wit:

See Attached Exhibit "A"

Deed Effective Date: August 28, 2012

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$180,000.00 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 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.

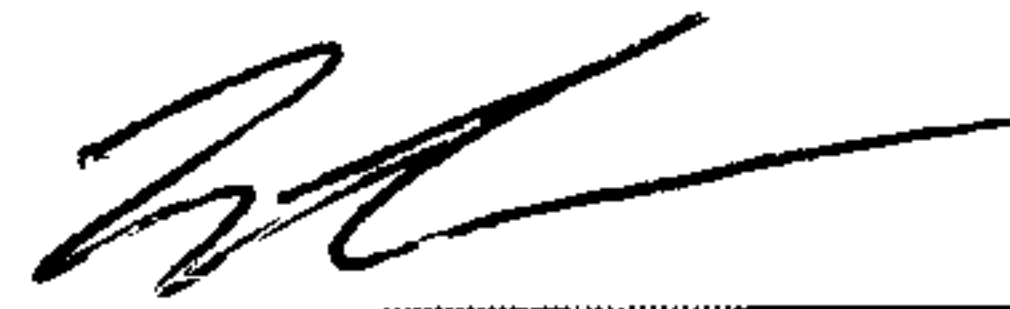
And we do by these presents make, constitute and appoint Cartus Financial Corporation, a
Delaware Corporation ("Agent") and/or Lakecrest Relocation Services ("Agent") and/or its authorized
and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and
perform for 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 form (Seller Affidavit), Lender
Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other
documents required for said sale and conveyance.



20120906000337010 1/4 \$66.00
Shelby Cnty Judge of Probate, AL
09/06/2012 12:54:01 PM FILED/CERT

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 the said time.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27 day of April, 2012

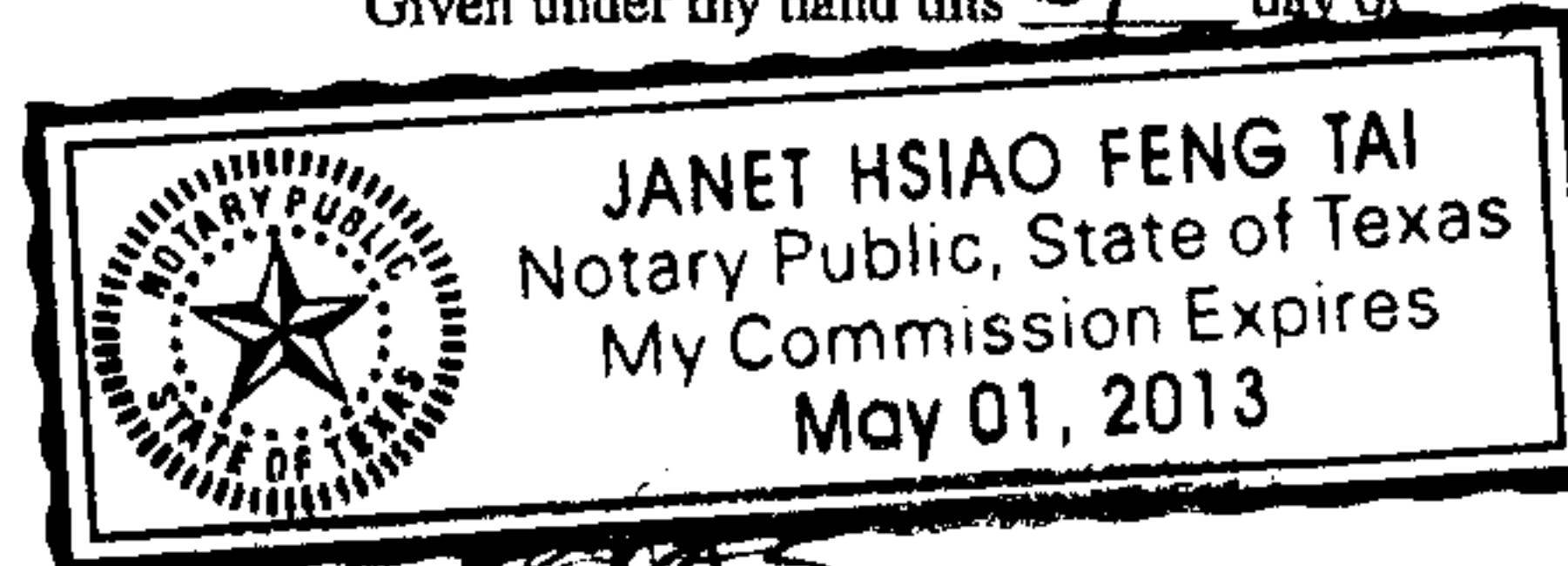

Evan W. Chan

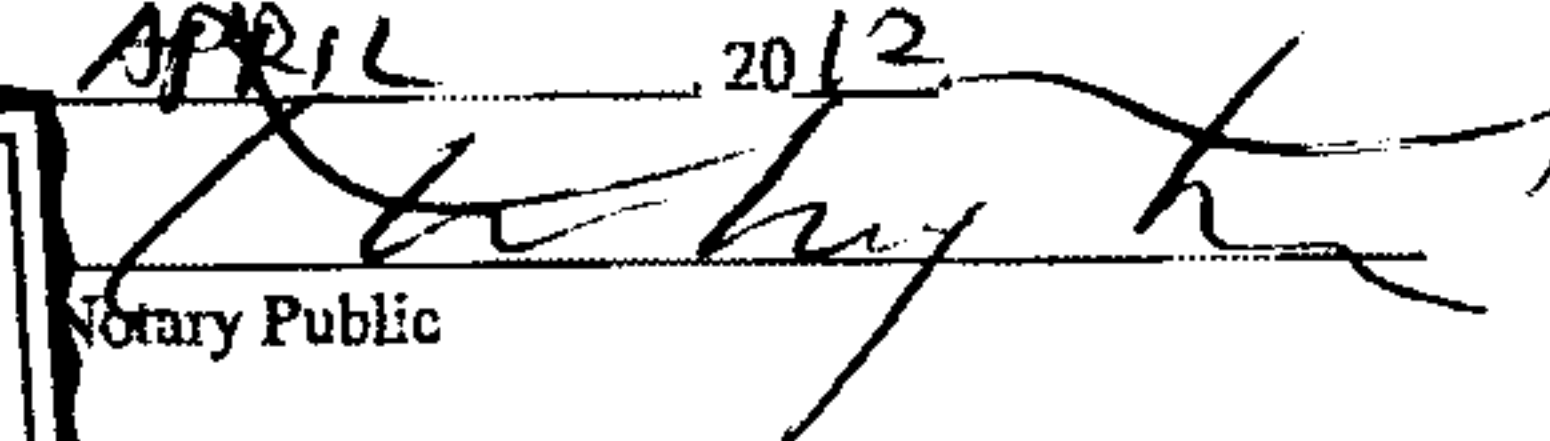

Tammy Ymt Chan

State of TEXAS
County of FORT BEND

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is Evan W. Chan 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 27 day of APRIL, 2012




Notary Public

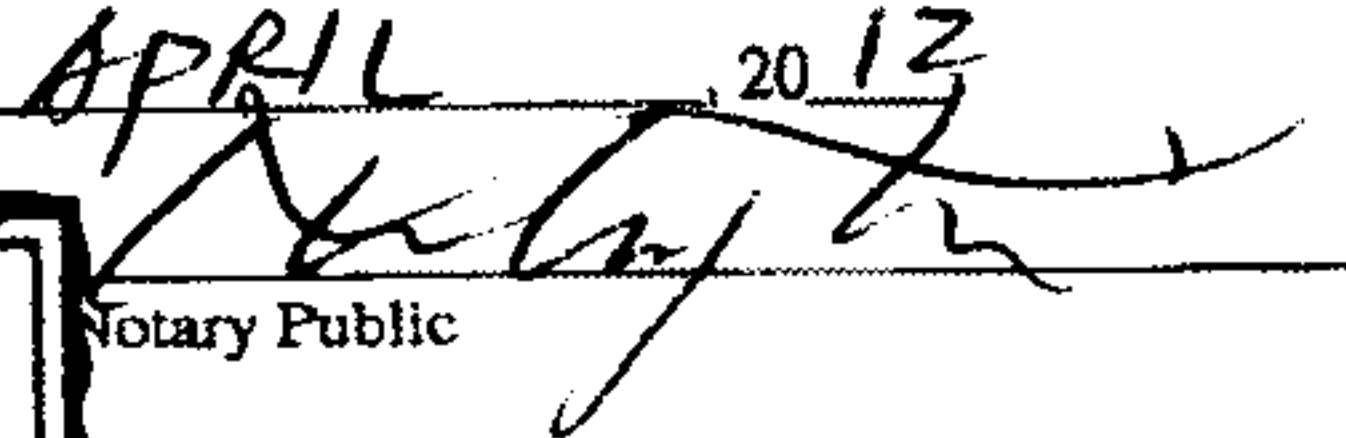
My Commission Expires: 05-01-2013

State of TEXAS
County of FORT BEND

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is Tammy Ymt Chan 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 and on the day the same bears date.

Given under my hand this 27 day of APRIL, 2012




Notary Public

My Commission Expires: 05-01-2013

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.



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Shelby Cnty Judge of Probate, AL
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Exhibit A

Legal Description

Unit 168, Building 41, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument # 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment as recorded in Instrument # 20070508000215560; Second Amendment as recorded in Instrument # 20070522000237580; Third Amendment as recorded in Instrument # 20070606000263790; Fourth Amendment as recorded in Instrument # 20070626000297920; Fifth Amendment as recorded in Instrument # 20070817000390000; Sixth Amendment as recorded in Instrument # 20071214000565780; Seventh Amendment as recorded in Instrument # 2008013100039890; Eighth Amendment as recorded in Instrument # 20080411000148760; Ninth Amendment as recorded in Instrument # 20080514000196360; Tenth Amendment as recorded in Instrument # 20080814000326660; Eleventh Amendment as recorded in Instrument # 20081223000473570; Twelfth Amendment as recorded in Instrument # 20090107000004030; Thirteenth Amendment as recorded in Instrument #20090415000138180 and Fourteenth Amendment as recorded in Instrument #20090722000282160, and any amendment thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the Second Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, Third Amendment as recorded in Map Book 39, Page 137, Fourth Amendment as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument #20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument #20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.



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Shelby County, AL 09/06/2012
State of Alabama
Deed Tax:\$45.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cartus Financial Corporation Grantee's Name John O. Whitley
Mailing Address 40 Apple Ridge Road Mailing Address Windy J. Whitley
Danbury, CT 06810 41168 Portobello Road
Birmingham, AL 35242

Property Address 41168 Portobello Road Date of Sale 8/28/12
Birmingham, AL 35242 Total Purchase Price \$ 225,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement



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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/4/12

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

Grantor/Grantee/Owner/Agent circle one