

Consideration \$163,300.00



20030827000570560 Pg 1/2 177.50  
Shelby Cnty Judge of Probate, AL  
08/27/2003 13:17:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED**  
STATE OF ALABAMA

Send Tax Notice to:  
Ritsuko Asano  
2909 Selkirk Circle  
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor, Cendant Mobility Financial Corporation, a Delaware Corporation, herein referred to as Grantor, in hand paid by Ritsuko Asano, a single woman

herein referred to as Grantee(s), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee(s), as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, Block 1, according to the Survey of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\*  
\*\*

TO HAVE AND TO HOLD to 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 survive the other, the entire interest in fee simple shall pass 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.

\* Subject to current taxes, easements and restrictions of record.

\*\* \$0.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 25  
day of July, 2003.

CENDANT MOBILITY FINANCIAL CORPORATION, A  
DELAWARE CORPORATION

By: Thomas Sacks-Wilner  
(Name) THOMAS SACKS-WILNER  
Title) CLOSING AGENT

STATE OF New Jersey

COUNTY OF Burlington

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Thomas Sacks-Wilner, whose name as Closing Agent of Cendant Mobility Financial Corporation, A Delaware Corporation, is 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 conveyance, he/she, as such officer and with full authority, signed, executed and delivered the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 29<sup>th</sup> day of July, 2003.

**JOSEPH BOYLE**  
Notary Public of New Jersey  
My Commission Expires May 7, 2008

Joseph Boyle  
Notary Public

My commission Expires:  
May 7, 2008

This instrument prepared by:  
Fred A. Ross, Esq.  
Mid South Title Agency, Inc.  
499 South President Street / P.O. Box 23429  
Jackson, Mississippi 39201/39225-3429  
Cendant File # 141309104

