

Consideration \$358,700.00



20041004000547790 Pg 1/3 35.00  
Shelby Cnty Judge of Probate, AL  
10/04/2004 16:09:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED**  
**STATE OF ALABAMA**

Send Tax Notice to:  
Jeremy M. Ferris  
1008 Locksley Circle  
Birmingham, AL 35242

STATE OF Alabama

COUNTY OF Shelby

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  
Jeremy M. Ferris and wife Jessica L . Ferris

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:

See Schedule "C" attached.

\*

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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.

\*\* \$286,960.00 and \$53,805.00 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 9  
day of September, 20 04.

CENDANT MOBILITY FINANCIAL CORPORATION, A  
DELAWARE CORPORATION

By: Elizabeth M Schimpf

(Name) Elizabeth M Schimpf

Title) Assistant Vice President

STATE OF New Jersey

COUNTY OF Burlington

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Elizabeth M. Schimpf 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 9 day of September, 2004.  
Helene Maute  
Notary Public

HELENE MAUTE

My commission Expires: **NOTARY PUBLIC OF NEW JERSEY**  
Commission Expires 1/13/2009

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 # 148845604

**Schedule C**

**LEGAL DESCRIPTION**

Lot 1444, according to the map of Highland Lakes, 14<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14<sup>th</sup> Sector, recorded in Instrument #20021101000539740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").