

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 # 1621211

Send Tax Notice To: Clint Nichols 117 Narrows Peak Circle Birmingham, Alabama 35242

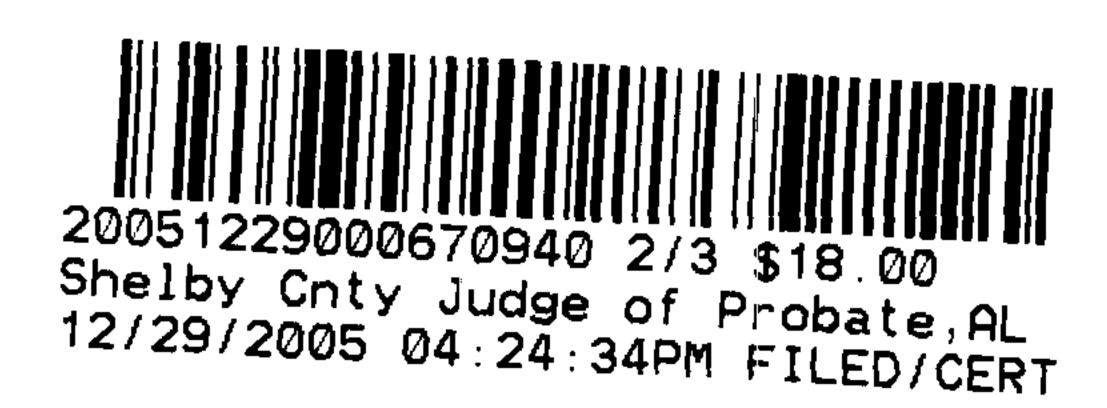
STATUTORY WARRANTY DEED STATE OF ALABAMA

STATE OFAlabama		
COUNTY OFJefferson	Consider	2000
KNOW ALL MEN BY THESE PRESI	ENTS, that in consideration of the s	um of Ten Dollars
(\$10.00) and other good and valuable consider	ations to the undersigned Grantor,	Cendant Mobility
Financial Corporation, a Delaware Corporatio	n, herein referred to as Grantor, in	hand paid by
Clint Nichols and Laura Lyn Nichols		
herein referred to as Grantee(s), the receipt of v	which is hereby acknowledged, the	said Grantor does
by these presents, grant, bargain, sell and conv	ey unto said Grantee(s), as joint ten	ants and upon the
death of either of them, then to the survivor o	f them in fee simple, together with	every contingent
remainder and right of reversion, the followi	ng described real estate situated is	n Shelby County,
Alabama, to-wit:		

SEE EXHIBIT A

\$243,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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.



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

December 1, 2005

CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: <u>Annie Harrett</u>

(Name) <u>Omil tarrett</u>

(Title) <u>CLOSING AGENT</u>

STATE OF MISSISSIPPI

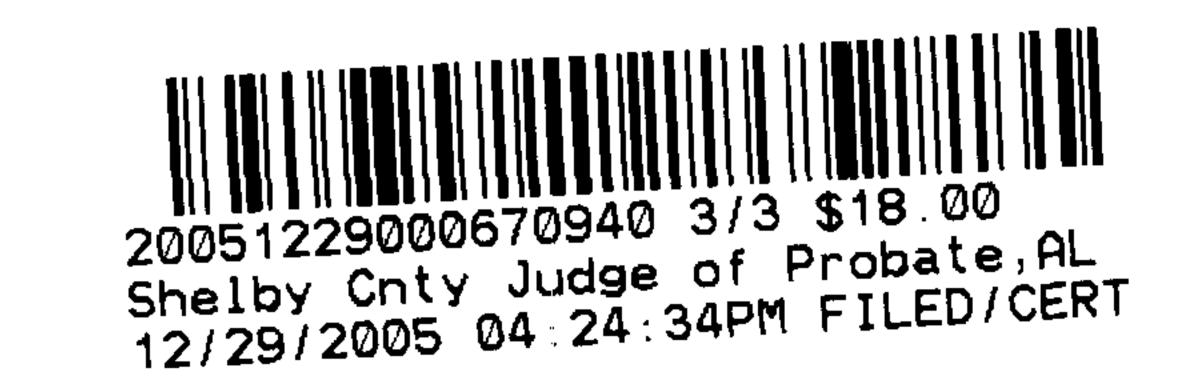
COUNTY OF HINDS

I, the undersigned, a Notary Public in and for said County and State, hereby certify that who will be the conveyance 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 day of December 1, 2005.

Notary Public

My commission Expires: ///,



"EXHIBIT A"

Issuing Office File No.: T-72076

Lot 69, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 2000-9755 Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 2000-9755 Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 2001-9755 Narrows Residential Declaration of Covenants # 2001-9755 Narrows Residential Declaration # 2000-9755 Narrows Residential Declaration # 2001-9755 Narrows Residential Proposed Narrows Residential Proposed

Situated in Shelby County, Alabama.