20051229000670940 1/3 $18.00
Shelby Cnty Judge of Probate, AL
12/29/2005 04:24:34PM FILED/CERT

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 OF Alabama

COUNTY OF Jefferson

Consideration $243,000

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

Clint Nichols and Laura Lyn Nichols

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 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.

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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: Tammie Parrett

(Name) Tammie Parrett

(Title) CLOSING AGENT

STATE OF MISSISSIPPI

COUNTY OF HINDS

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tammie Parrett, 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 day of ***December 1, 2005***.

GLENDA GAIL HOPKINS, RANKIN COUNTY, MS
NOTARY PUBLIC

Glenda Gail Hopkins

Notary Public

My commission Expires:
12-16-05

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"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 and amended by instruments recorded in Instrument # 2000-17136, Instrument # 2000-36696, Instrument # 2001-38328, Instrument # 20020905000424180, Instrument # 20021017000508250 and Instrument # 20030716000450980 and Instrument # 20040910000506370 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

Situated in Shelby County, Alabama.