Send Tax Notice to:
James E. Fortner
3001 Piper Way
Hoover, AL 35244

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 # 1646913

20060412000169330 1/2 $308.50
Shelby Cnty Judge of Probate,AL
04/12/2006 09:45:55AM FILED/CERT

STATUTORY WARRANTY DEED
STATE OF ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

Consideration 294,500.00 no mortgage

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 James E. Fortner and Mary Sue Fortner

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 Jefferson County, Alabama, to-wit:

Lot 1, according to the Amended Map of The Highlands, 1st Sector, as recorded in Map Book 19, Page 132, in the Probate Office of 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.

Shelby County, AL 04/12/2006
State of Alabama

Deed Tax:$294.50

Jeff to

20060412000169330 2/2 $308.50
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IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this day of

March 30, 2006

CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: _____

(Name) Angela Sims

(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 Angela Sims, 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 ***March 30, 2006***.

TAMMIE PARRETT, RANKIN COUNTY, MS
NOTARY
My Commission Expires
June 9, 2009
PUBLIC

_____

Notary Public

My commission Expires:
6-9-09