

20070228000090440 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/28/2007 11:00:25AM FILED/CERT

This instrument prepared by:
David M. Ross., Esq.
Attorney for Cartus Financial Corporation
499 South President Street / P.O. Box 23429
Jackson, Mississippi 39201/39225-3429
File # 1737708

Wesley Anderson
148 Bridgewater Drive
Helena, AL 35080

STATUTORY WARRANTY DEED
STATE OF ALABAMA

STATE OF Alabama

COUNTY OF Jefferson

Consideration 373,500.00

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, Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, a Delaware Corporation, herein referred to as Grantor, in hand paid by Wesley Anderson and Lori Anderson

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:

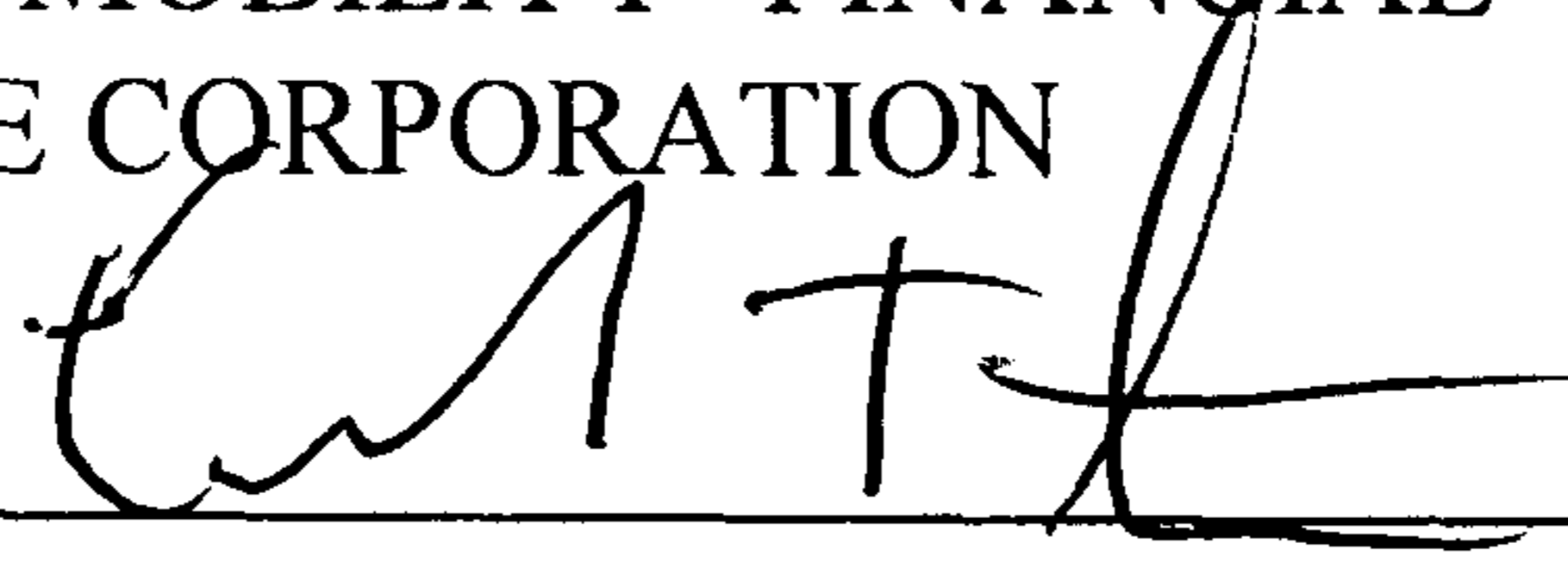
Lot 224 according to the Survey of amended Map of Riverwoods, Second Sector, as recorded in Map Book 29, Page 121 in the Probate Office of Shelby County, Alabama.

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. \$280,125.00 and \$93,375.00 of the purchase price recited above was paid form a mortgage loan closed simultaneously herewith.

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

February 12, 2007

CARTUS FINANCIAL CORPORATION, formerly known as
CENDANT MOBILITY FINANCIAL CORPORATION, A
DELAWARE CORPORATION

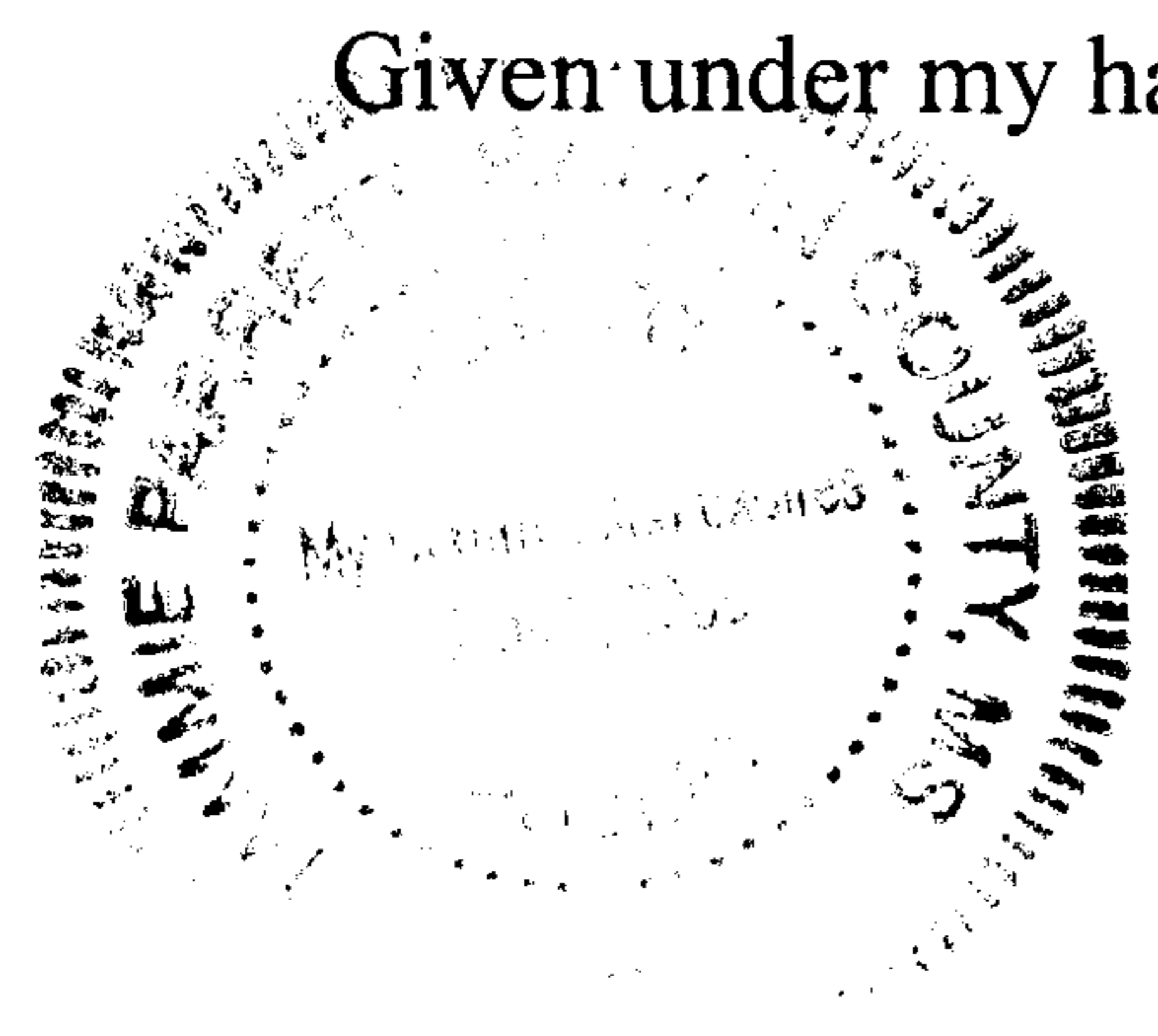
By: 

(Name) Erik Tatum

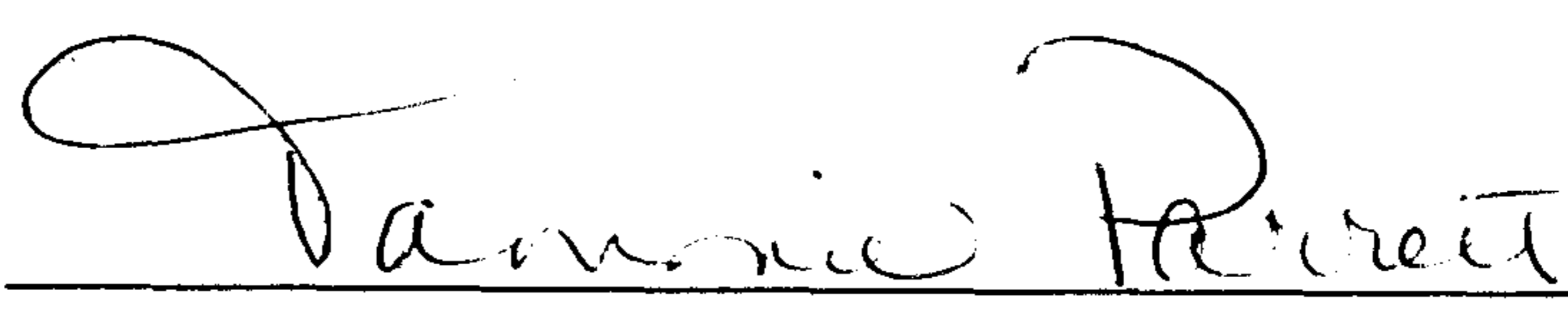
(Title) CLOSING AGENT

STATE OF MISSISSIPPI
COUNTY OF HINDS

I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Erik Tatum, whose name as Closing Agent of Cartus 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 February 12, 2007.



Notary Public

My commission Expires:
6/9/09