

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 # 1818868

Send TAX Notice To:  
James N. Irvin  
128 Austin Circle  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**  
STATE OF ALABAMA

STATE OF Alabama

COUNTY OF Jefferson

*Consideration 400,000.00*

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 James N. Irvin and Amanda E. Irvin

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 2708 according to the Survey of Highland Lakes, 27th Sector, as Eddleman Community, as recorded in Map Book 32, Page 20, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions conditions, covenants and easements of record.

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.

\$320,000.00 ~~and \$60,000.00~~ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

26th Oct, 2007.

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

By: Mary Ellis

(Name) Mary Ellis

(Title) CLOSING AGENT

STATE OF New Jersey  
COUNTY OF Burlington

I, the undersigned, a Notary Public in and for said County and State, hereby certify that  
Mary Ellis, 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 October 26, 2007

Shelby County, AL 12/12/2007  
State of Alabama

Deed Tax: \$80.00

Chanell Dunman

Notary Public

Chanell N Dunman  
Notary Public  
State of New Jersey  
My Commission Expires 3 / 16 / 2012

My commission Expires:

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