

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

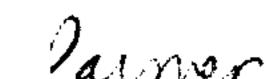
STATE O	F Alabama							
COUNTY OF <u>Jefferson</u>				Consideration 400,000.00				
KI	NOW ALL ME	NBYTH	ESE PRE	SENTS, that in	considera	ation of the s	um of Ten L	Oollars
(\$10.00) a	and other good	and valua	ıble consi	derations to the	undersig	ned Grantor	, Cartus Fin	ancial
Corporation	on, formerly kr	own as Co	endant M	obility Financial	Corpora	tion, a Delav	vare Corpor	ation,
herein	referred	to	as	Grantor,	in	hand	paid	by
James N	. Irvin and	Amanda	E. Irvi	Ln		<del> </del>		

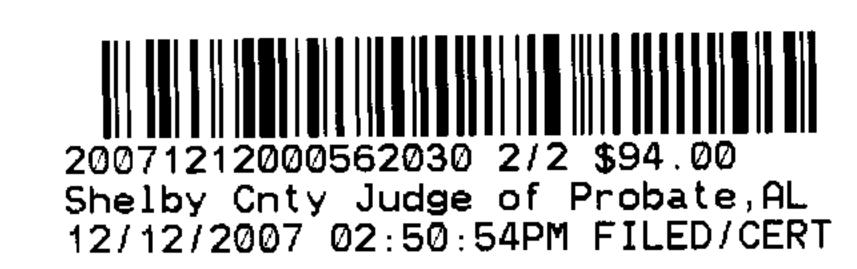
herein referred to as Grantee(s), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee(s), as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent 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, convenants 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.





CARTUS FINANCIAL CORPORATION, formerly known as CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION **CLOSING AGENT** (Title) STATE OF RUN JONES COUNTY OF BUILLING I, the undersigned, a Notary Public in and for said County and State, hereby certify that EQUID , whose name as <u>Closing Agent</u> 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. Utology 2007 Shelby County, AL 12/12/2007 State of Alabama ry Public

Notary Public

Notary Public

State of New Jersey

My Commission Expires 3 / 16 / 2012 Deed Tax:\$80.00 Notary Public My commission Expires:

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