

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 # 1712403

Send TAX Notice To:  
Clinton D. Watkins  
534 Reach Drive  
Birmingham AL 35242

**STATUTORY WARRANTY DEED**  
STATE OF ALABAMA

STATE OF Alabama

COUNTY OF JEfferson

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  
Clinton D. Watkins and Ashley Watkins

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

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.

\$156,000.00 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

February 28, 2007

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

By: Mary Alice Parrett

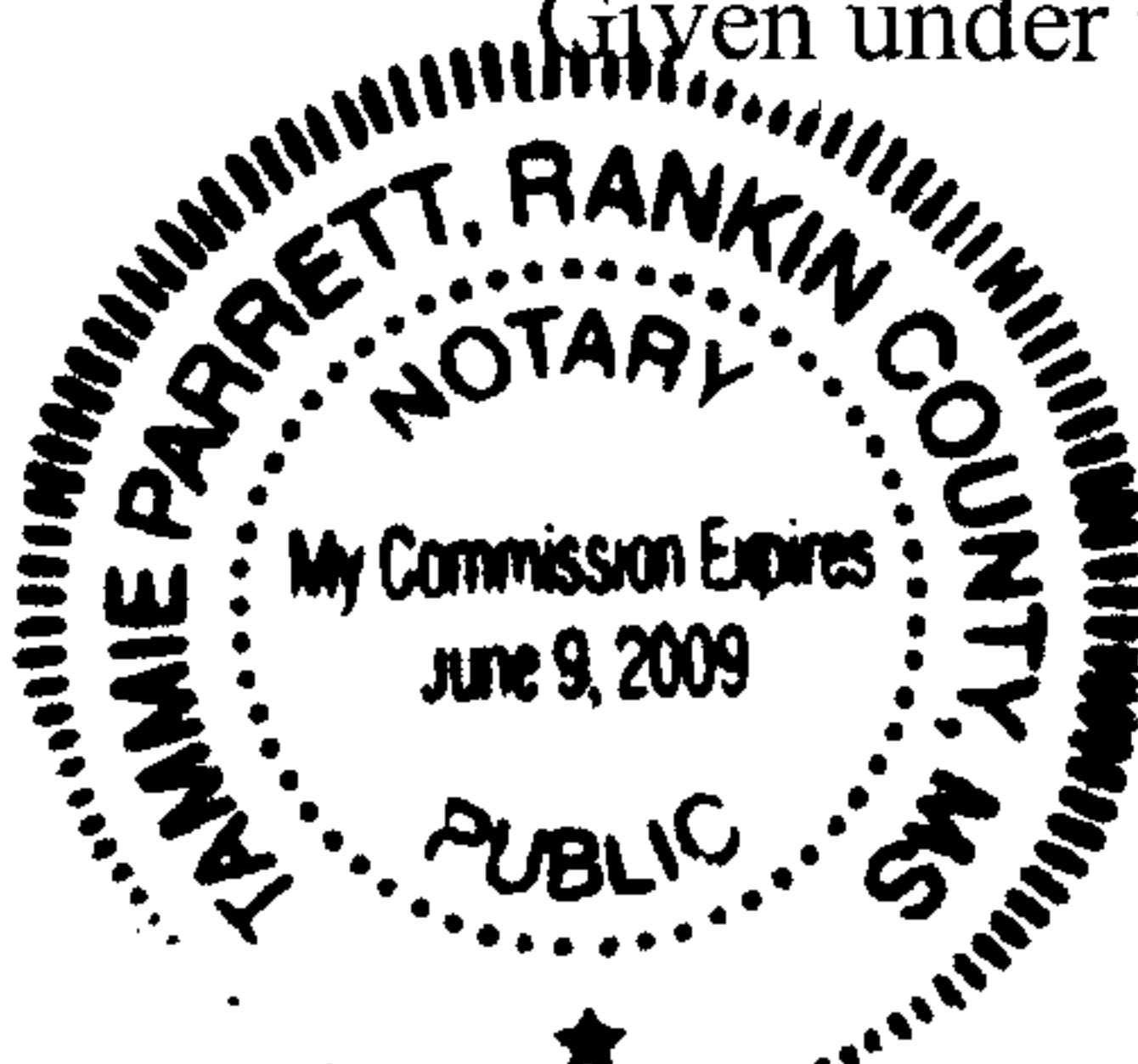
(Name) Mary Alice Parrett

(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  
Mary Alice Parrett, 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 28, 2007.



My commission Expires:

6/9/09

Tammie Parrett

Notary Public



20080110000013740 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/10/2008 10:52:21AM FILED/CERT

## EXHIBIT A

**Lot 53, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A and 58B, 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 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**