

This Document Prepared By:

Allison Bourke
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: 20070405000156780

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd of October, 2007 between **Aurora Loan Services, LLC** by **U S Real Estate Services, As Agent and Attorney in Fact** as grantor(s) pursuant to that grant of authority a copy attached hereto and made a part hereof, whose address is 327 Inverness Drive S, 3rd Floor, Englewood, CO 80112 to **James C. Rains Jr MD PC Retirement Plan**, as grantee, whose address is 985 9th Avenue, S.W., Suite 401, Birmingham, AL 35023.

WITNESSETH: that the grantors, for in consideration of the sum of **ONE HUNDRED NINETEEN THOUSAND AND 00/100 (\$119,000.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

The following described property situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Probate Office of Shelby County, Alabama.

Being the same property acquired by Foreclosure Deed from Rolecia T. Clark and Torrence Clark to Aurora Loan Services, LLC dated March 20, 2007 and recorded April 5, 2007 as Inst. No. 20070405000156780, of the official records of Shelby County, Alabama.

Municipal Address: 113 Park Place Circle, Alabaster, AL 35007
Parcel No.: 58-23-2-10-4-003-026.000

Send Tax Bill To: James C. Rains Jr MD PC Retirement Plan, 985 9th Avenue S.W., Suite 401, Bessemer, AL 35023.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for 2006 and subsequent years.

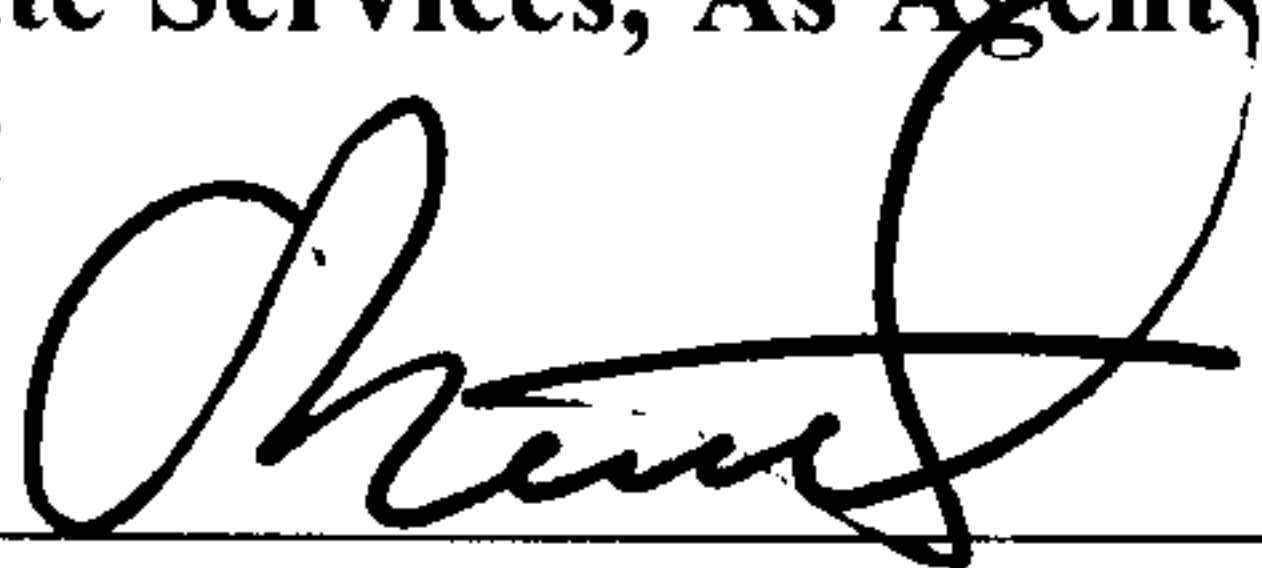
SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office Rolecia T. Clark and Torrence Clark; said mortgage Foreclosure Deed dated 03/20/07 and filed for record in said Probate Office in 20070405000156780.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

**Aurora Loan Services, LLC by U S Real
Estate Services, As Agent and Attorney in
Fact**


BY: CURT BEUTEL , SENIOR V.P.
Authorized Agent:

Shelby County, AL 10/09/2007
State of Alabama

Deed Tax: \$119.00

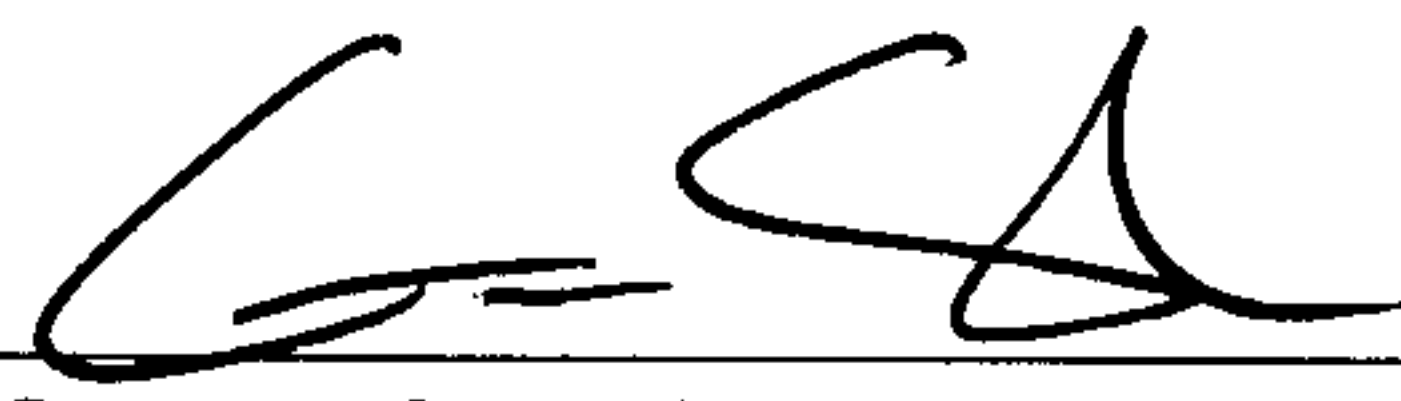
STATE OF CALIFORNIA

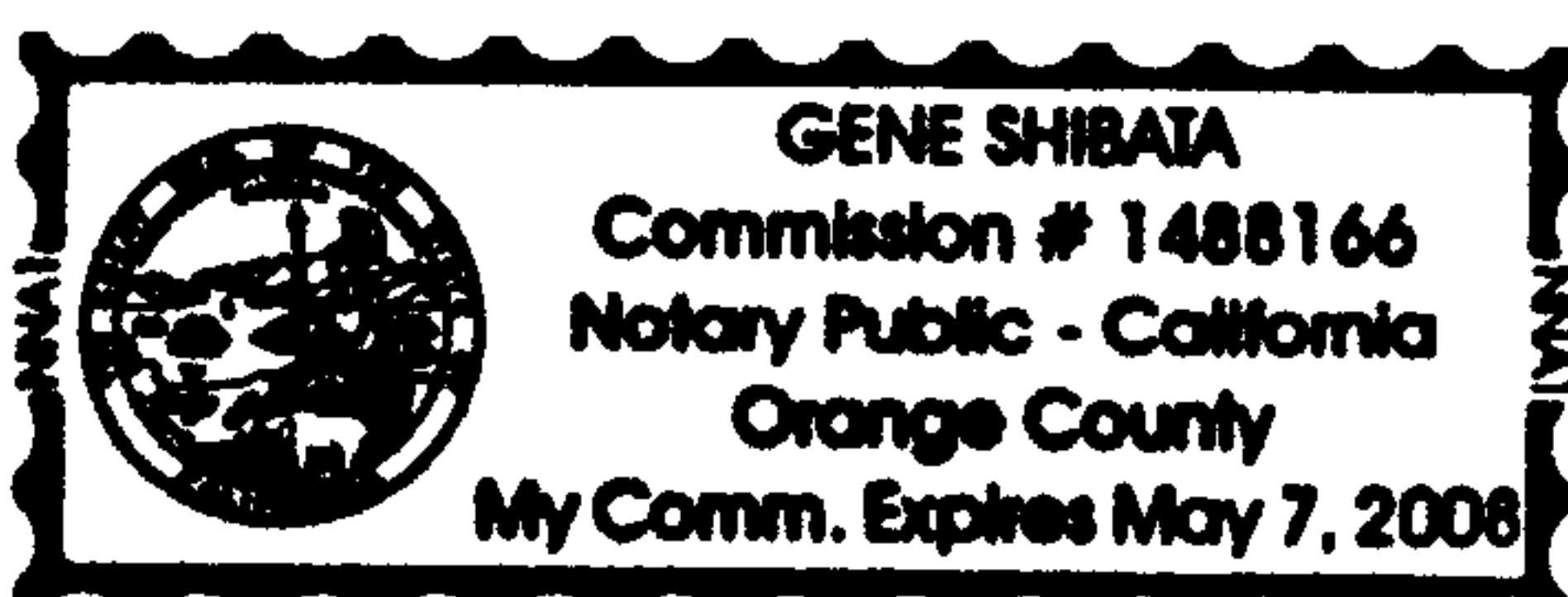
COUNTY OF ORANGE

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that CURT BEUTEL, whose name as Authorized Agent for **Aurora Loan Services, LLC by U S Real Estate Services, As Agent and Attorney in Fact**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 26th of SEPT., 2007.

My commission expires: 5/7/08


Notary Public



Limited Power of Attorney

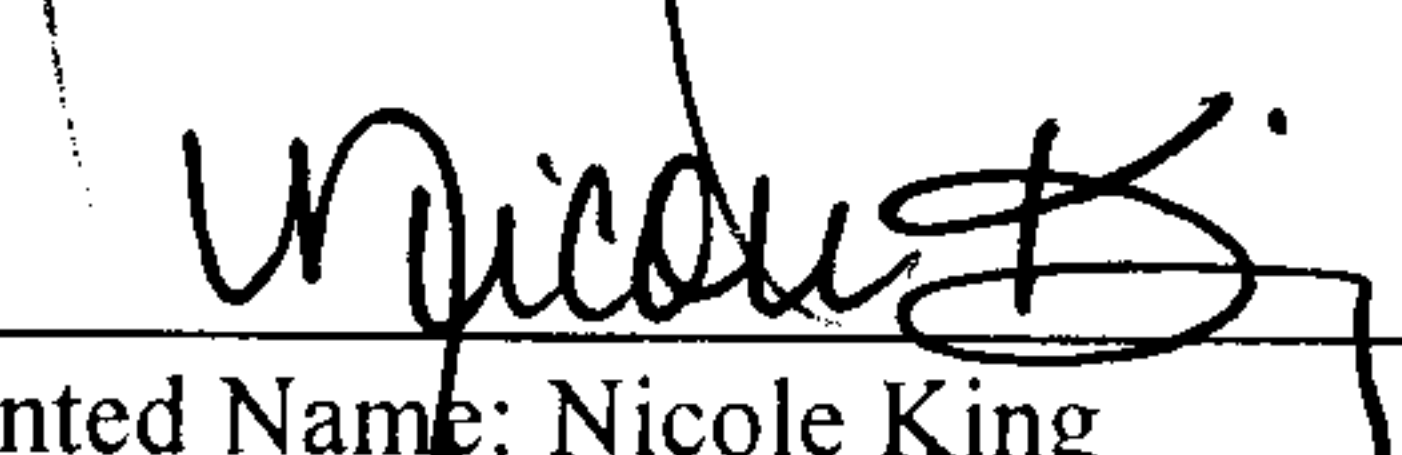
KNOWN ALL PEOPLE BY THESE PRESENTS: that, Aurora Loan Services LLC., a Delaware limited liability company, with its principal place of business at 327 Inverness Drive South, Englewood, CO 80112, acting herein through its member or manager, does hereby make and appoint U. S. Real Estate Services, Inc., a Nevada corporation, with its principal place of business at 25391 Commercentre Dr. #200, Lake Forest, CA 92630, to be its true and lawful attorney in fact. This limited and special power of attorney granted hereby shall be limited to the matters described below:

To execute and deliver, in the name of Aurora Loan Services, LLC., as its agent and attorney in fact, any listing agreements, purchase agreements, instruments of sale, deeds, transfer, conveyance or other documents necessary to effectuate its responsibilities and obligations pursuant to the Property Management and Marketing Agreement executed by and between Aurora Loan Services LLC. and U.S. Real Estate Services, Inc. on January 2nd, 2007.

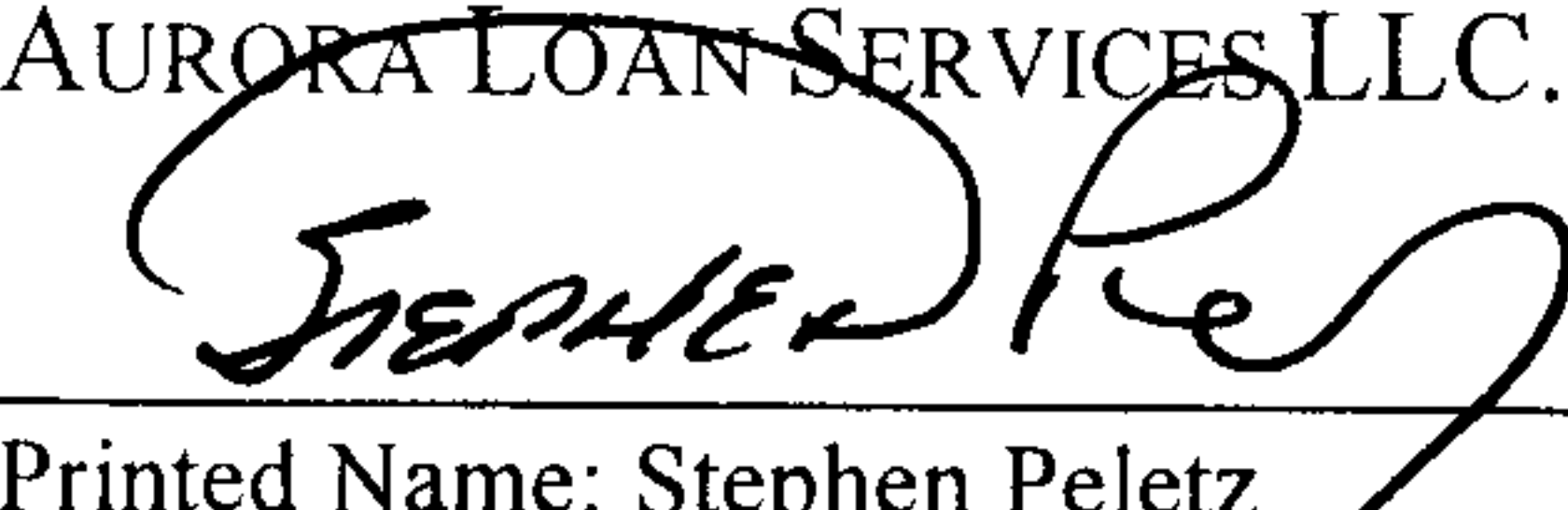
IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney this 13th day of July 2007.

WITNESSES:


Printed Name: Kim Roberts


Printed Name: Nicole King

AURORA LOAN SERVICES LLC.


Printed Name: Stephen Peletz
Title: Vice President

STATE OF COLORADO

BE IT KNOWN, that on the 13th day of July 2007, personally came and appeared Stephen Peletz, acting in his/her official capacity as member or manager of Aurora Loan Services, LLC., and who was to me personally known, and known to me to be the same person described in, and who executed, the within power of attorney, and he/she acknowledges the within power of attorney to be an official corporate act authorized by said Mary Abarca, to be its act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal of office the day and year last above written.

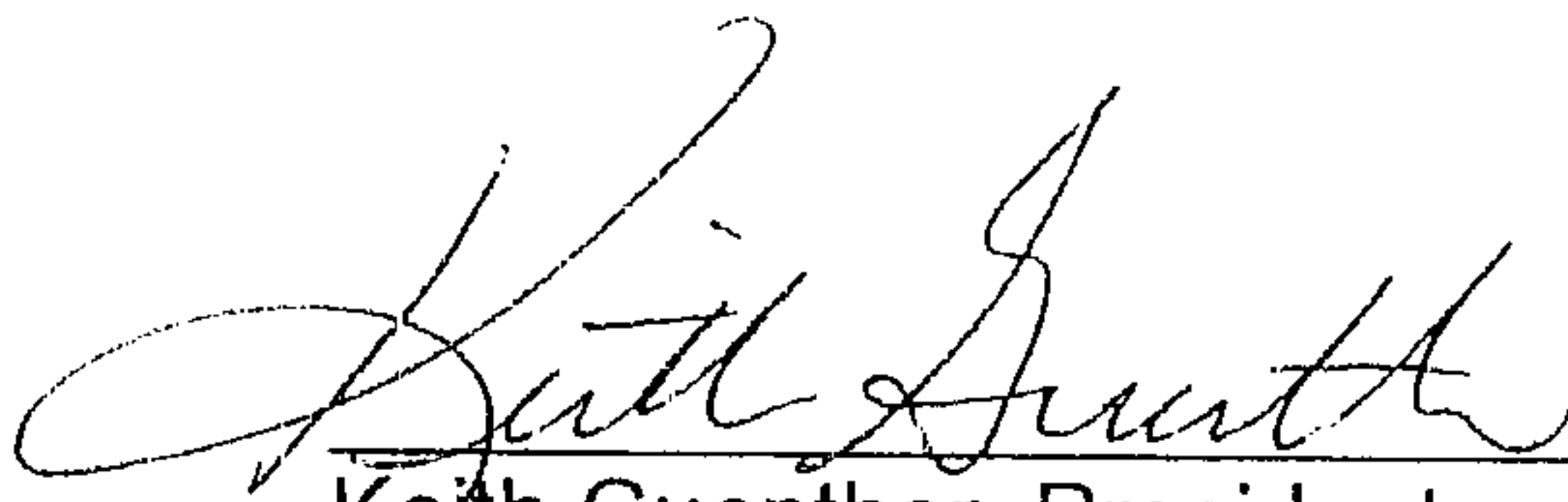

Notary Public

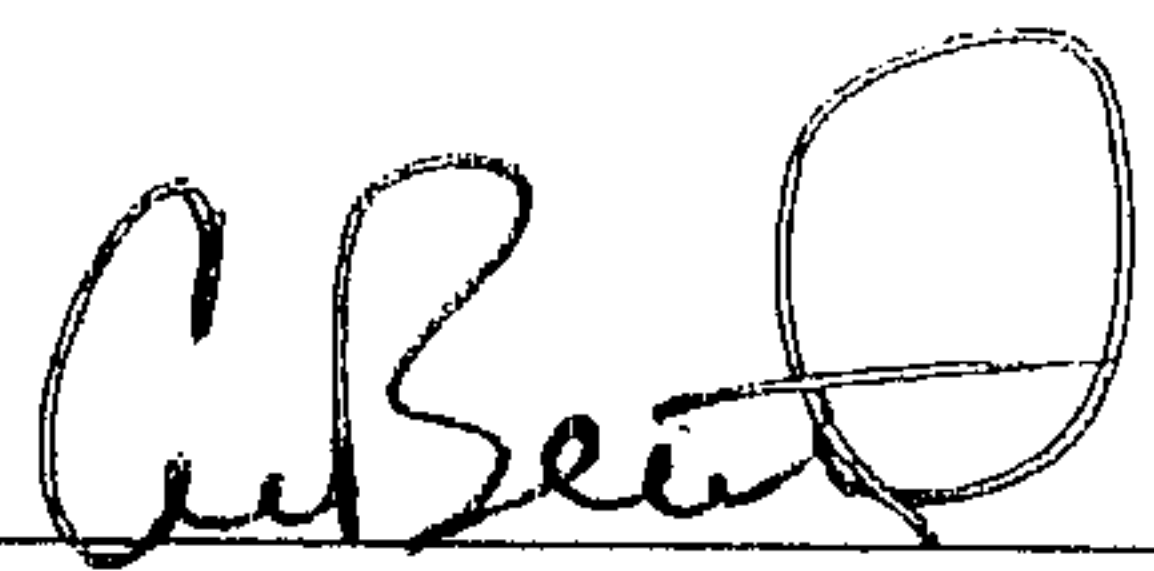
CATHY MILACHEK
NOTARY PUBLIC
STATE OF COLORADO

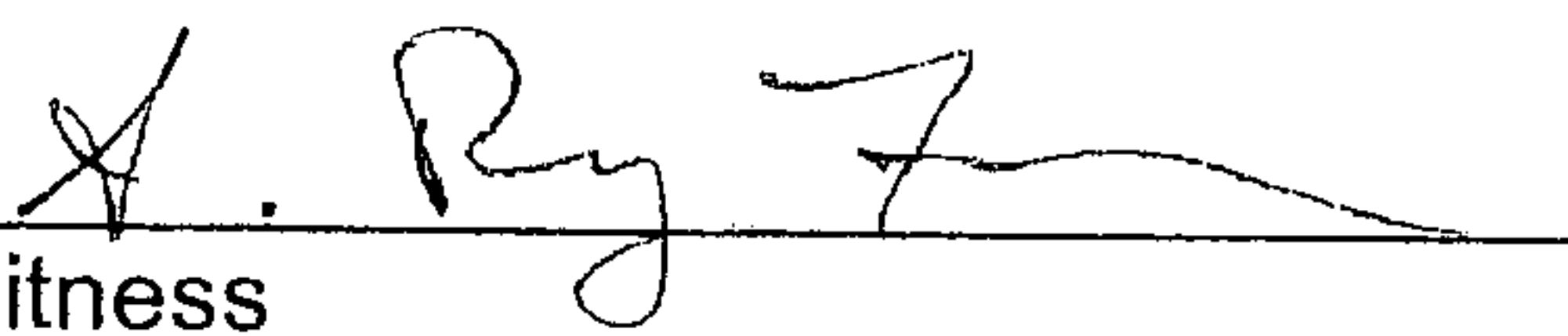
My Commission Expires 08/26, 2008

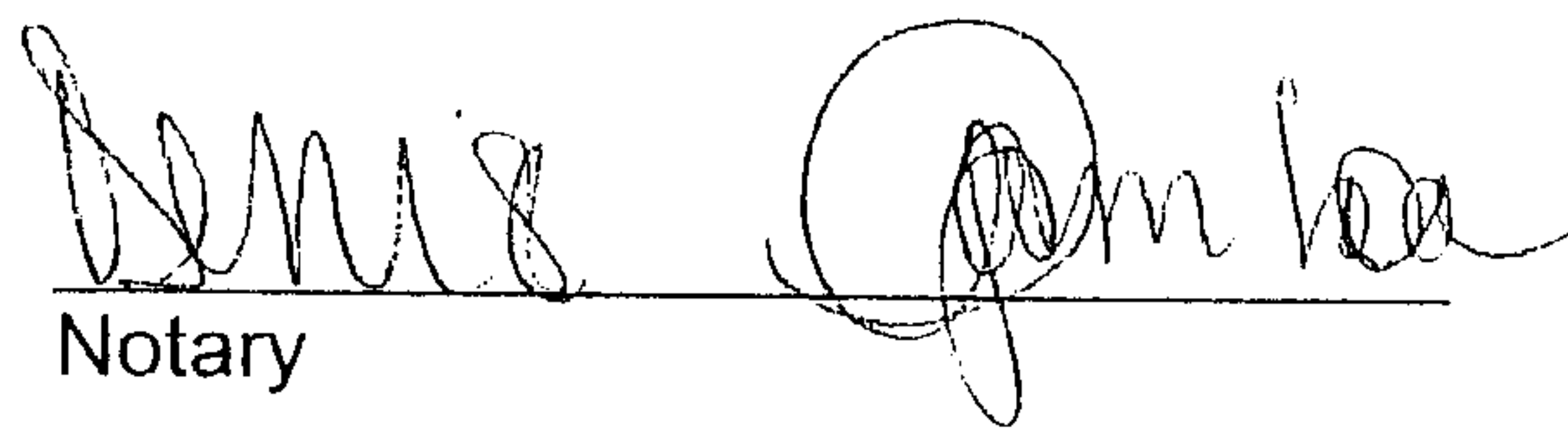
AFFIDAVIT OF AUTHORIZED SIGNERS

This document hereby grants permission for Curt Beutel, as Vice President, to sign on behalf of USRES.


Keith Guenther, President


Curt Beutel, Vice President


Witness


Notary
Exp 02-21-2008

