

STATE OF ~~ALABAMA~~ *Colorado*
COUNTY OF ~~SHELBY~~ *Jefferson*

Consideration of \$189,000.00

USLT File No: 75008935
Client File No: 0031851033

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **Aurora Loan Services, LLC**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Termaine Pruitt and Loretta Pruitt** and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County, State of Alabama**, described as follows, to-wit:

The property is commonly known as **241 OLD CAHABA TRL, HELENA, AL 35080** and is more particularly described as follows:

LOT 123, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA WINTER CREST SECTOR, PHASE TWO, AS RECORDED IN MAP BOOK 27 PAGE 1 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

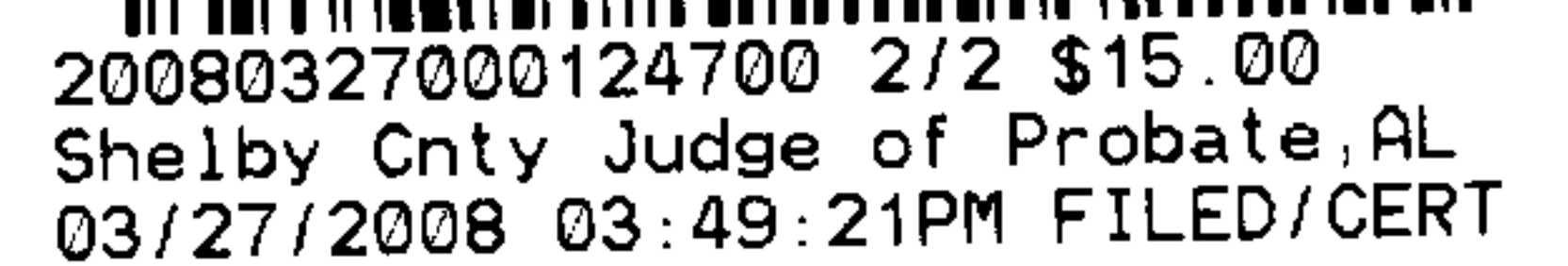
Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure as evidenced by foreclosure deed dated 9/25/07 and recorded in Instrument 20071023000491080 in the aforesaid County and State

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Termaine Pruitt and Loretta Pruitt** and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Grantor, **Pamela J. Crocker, Vice President**
(title) of **Aurora Loan Services, LLC**, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 26 day of February, 2008




By:

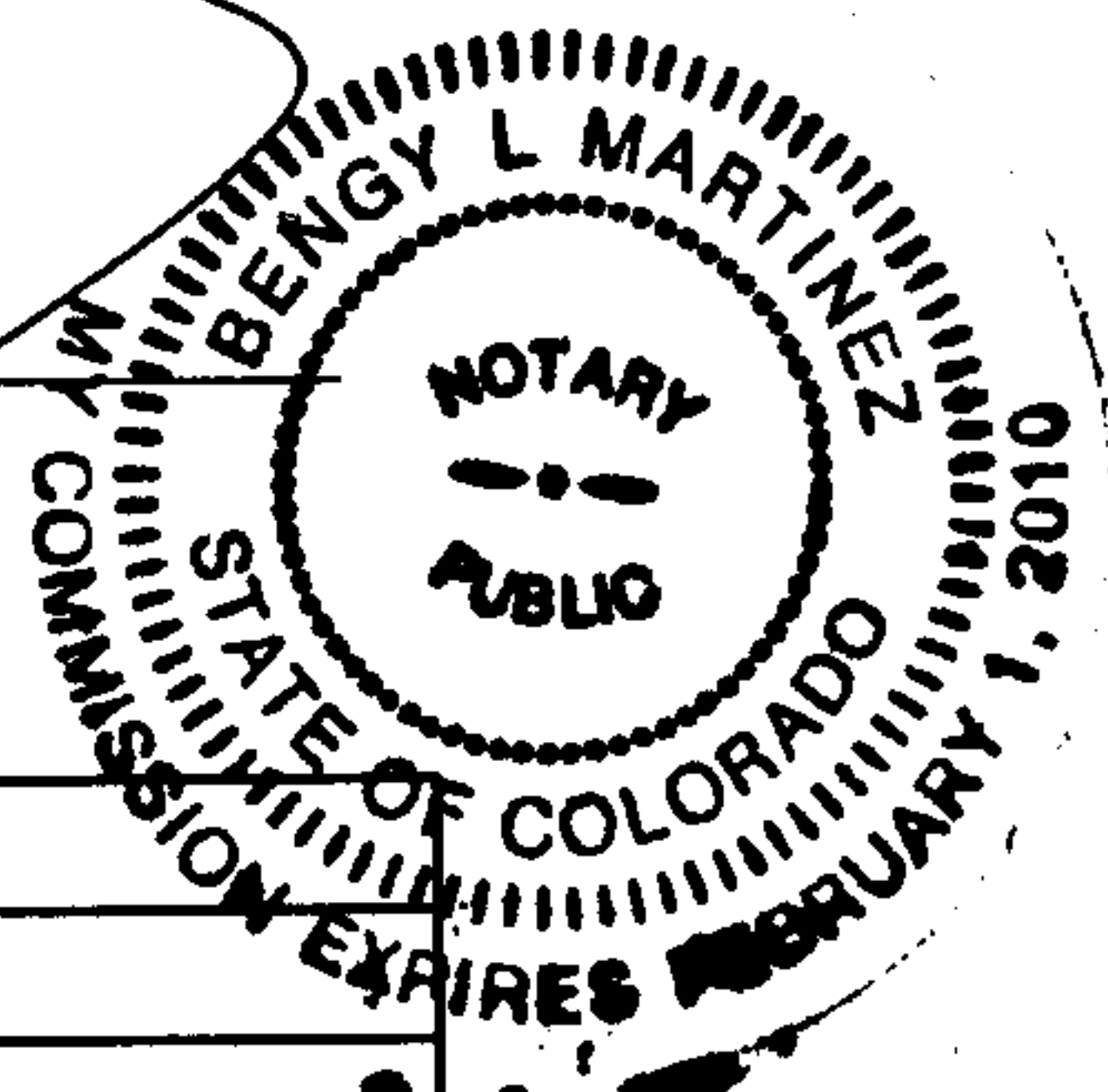
Pamela J. Crocker, Vice President

STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Pamela J. Crocker, Vice President**, whose name as _____ for Aurora Loan Services, LLC, 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 said conveyance, he/she, in his/her capacity as _____ for said limited liability company, and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 26 day of Feb, 2008

official seal this 26 day of Feb, 2008

 NOTARY PUBLIC
 My Commission Expires: Sac Seal



Prepared by:	Mail to:
Maxwell D. Carter, Esq.	U.S. Land Title, An Alabama LLC
One Perimeter Park South	4875 Olde Towne Parkway, Suite 50
Suite 100 North	Atlanta, GA 30068
Birmingham, AL 35243	

11.00 SP 189,000
3.00 LA 193,063
1.00 - 4,063