

STATE OF ALABAMA

Consideration of \$114,500.00

COUNTY OF SHELBY

USLT File No: 75008124

Client File No: 0030062814

### 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 **Johnathan Venable and Heather Venable** 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 **45 N RIVER DR, SHELBY, AL 35143** and is more particularly described as follows:

**LOT 1, ACCORDING TO THE SURVEY OF LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN 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 2/22/07 and recorded in Book 20070313000113780 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, **Johnathan Venable and Heather Venable** 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 13 day of MARCH, 2008.

By:

**Aurora Loan Services, LLC**

**Pamela J. Crocker, Vice President**

20080508000188860 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
05/08/2008 09:21:09AM FILED/CERT

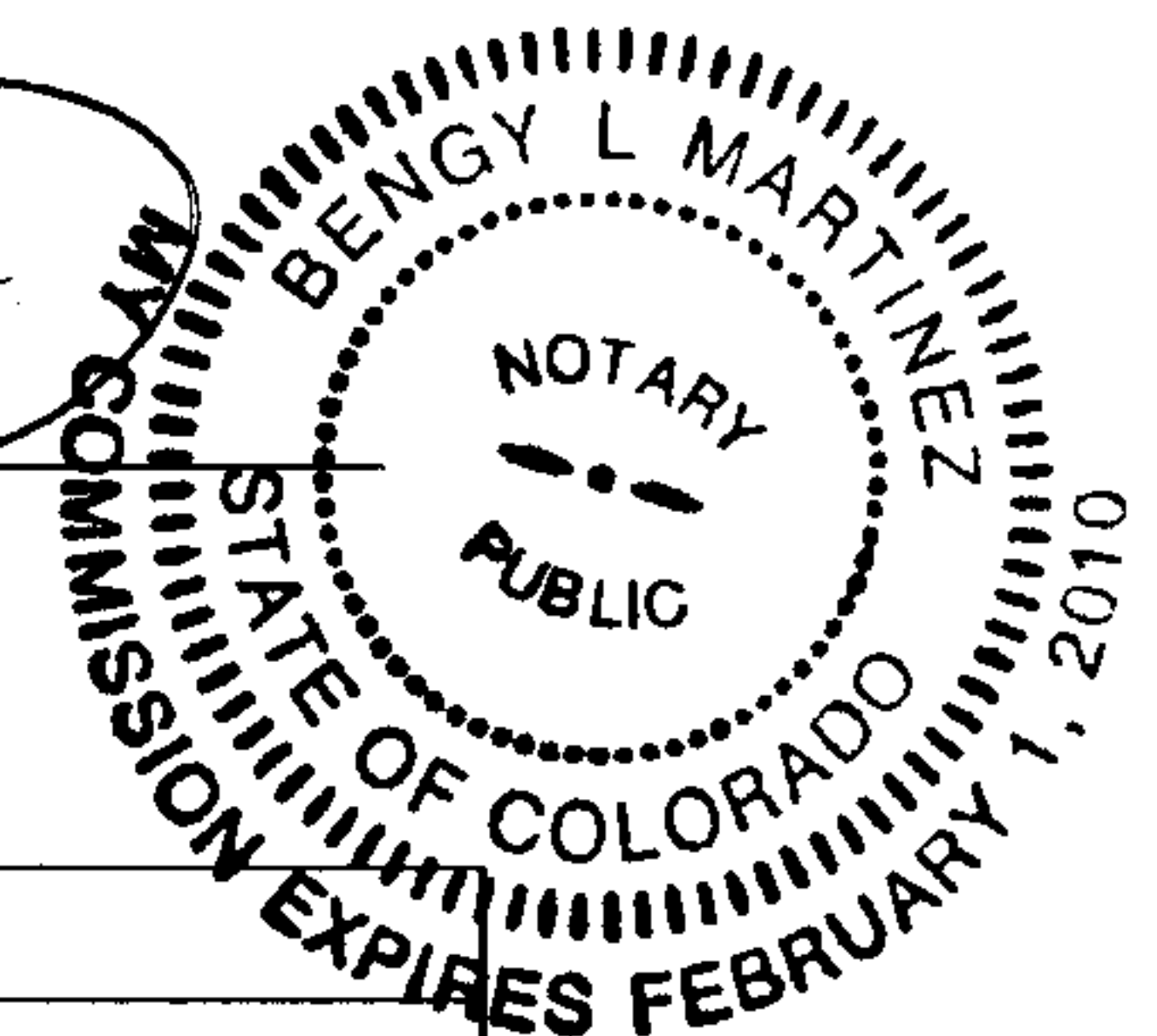
STATE OF Colorado  
COUNTY OF Jefferson

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 \_\_\_\_\_ of 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 13 day of March, 2008

  
NOTARY PUBLIC

My Commission Expires: See 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	

Shelby County, AL 05/08/2008  
State of Alabama

Deed Tax: \$6.00