

This Instrument Prepared By:  
Keri Roth  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
BRR-081000445S

Send Property Tax Notice to:

232 Highland View Dr.  
Birmingham, AL 35242

**Special Warranty Deed**

Shelby County, AL 02/17/2009  
State of Alabama

Deed Tax: \$68.50

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Seventy Five Thousand and 00/100 Dollars (\$675,000.00) cash in hand paid to

**Aurora Loan Services, LLC**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Larry Gardner and Roxann Gardner**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

✓ Lot 602, according to the amended Map of Highland Lakes, 6th Sector, an Eddleman community, as recorded in Map Book 23, Page 153 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area, all as more particularly described in the Declaration Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision. The 6th Sector recorded as Instrument #1998-12385 in the Probate Office of Shelby County, Alabama. (Which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Situated in Shelby County, Alabama.

Property Address: 232 Highland View Drive, Birmingham, AL 35242  
Parcel ID Number: 093050001049020

Source of Title: Instrument #20070730000353780

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20070730000353780.

\$ 606,825.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Aurora Loan Services, LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 3rd day of February, 2009.

James O May  
Witness

Aurora Loan Services, LLC

[Signature] (Seal)  
By: John Baker III  
Its: AVP

State of Colorado  
County of Douglas

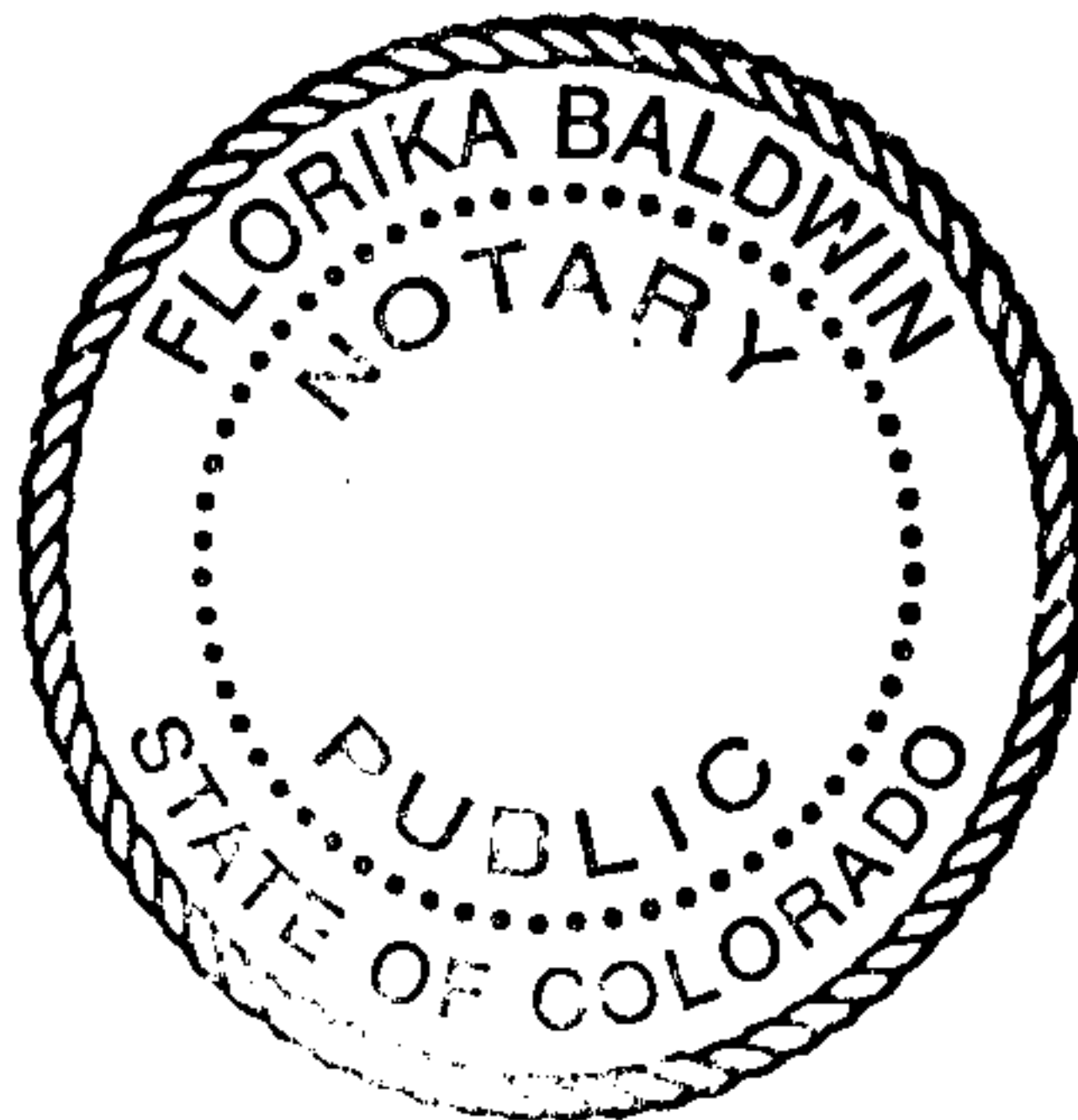
(Corporate Seal)

I, Florika Baldwin, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John Baker III whose name as AVP of Aurora Loan Services, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 3 day of February, 2009

Florika Baldwin  
Notary Public  
My Commission Expires: 8/21/2012  
[Seal]

232 Highland View Drive  
Birmingham, AL, 35242  
Servicer Loan #:



My Commission Expires \_\_\_\_\_