

SEND TAX NOTICE TO:
Aurora Loan Services, LLC
601 5th Avenue
Scotts Bluff, Nebraska 69361
(#0125049247)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of November, 2006, Elizabeth M. Roberts and Mike Roberts, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wilmington Finance, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061221000621710, said mortgage having subsequently been transferred and assigned to Aurora Loan Services, LLC, by instrument recorded in Instrument Number 20080327000124200, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Aurora Loan Services, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 14, 2009, January 21, 2009, and January 28, 2009; and

WHEREAS, on February 17, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Aurora Loan Services, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Aurora Loan Services, LLC ; and

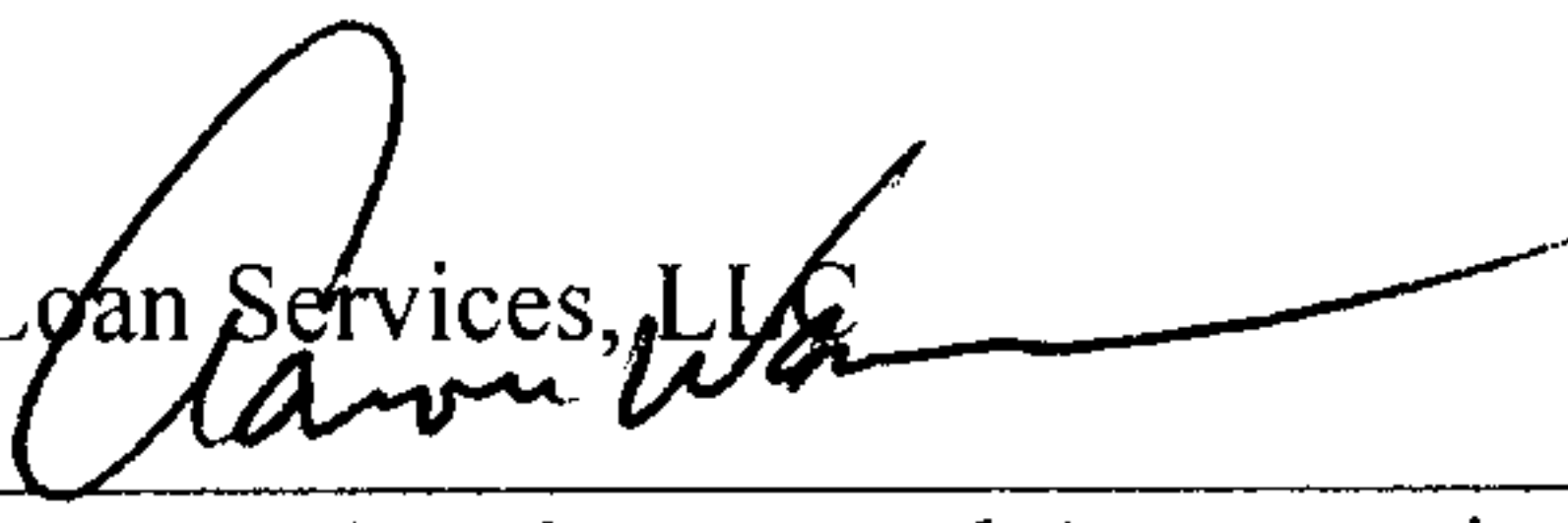
WHEREAS, Aurora Loan Services, LLC, was the highest bidder and best bidder in the amount of One Hundred Fifty-Seven Thousand Five Hundred And 00/100 Dollars (\$157,500.00) on the indebtedness secured by said mortgage, the said Aurora Loan Services, LLC, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Aurora Loan Services, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST. BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JEFF AND JANICE FALKNER, RECORDED IN DEED BOOK 271 AT PAGE 317, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING A PART OF BLOCK 3 OF THE J.W. JOHNSTON'S ADDITION TO COLUMBIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3 FEET SQUARE IRON BAR, FOUND AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 88 DEGREES 54 MIN 58 SEC EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1338.22 FEET TO A 5/8 INCH ROD, FOUND, AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 03 DEGREES 58 MIN 05 SEC WEST, A DISTANCE OF 173.48 FEET TO A 1 INCH OPEN END PIPE, FOUND AT THE WESTLINE OF GOODWIN STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 44 MIN 30 SEC WEST A DISTANCE OF 139.82 FEET, TO A 5/8 INCH IRON ROD, FOUND; THENCE SOUTH 03 DEGREES 03 MIN 07 SEC EAST, A DISTANCE OF 45.82 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT A NEW FENCE CORNER; THENCE SOUTH 89 DEGREES 03 MIN 54 SEC WEST, ALONG SAID FENCE, A DISTANCE OF 15.77 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT A NEW FENCE CORNER; THENCE SOUTH 06 DEGREES 29 MIN 48 SEC EAST, ALONG SAID FENCE, A DISTANCE OF 105.43 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT THE END OF SAID FENCE, ON THE NORTH LINE OF CENTER STREET; THENCE NORTH 80 DEGREES 12 MIN 05 SEC EAST, ALONG THE NORTH LINE OF SAID STREET, A DISTANCE OF 169.49 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT THE INTERSECTION OF THE NORTH LINE OF CENTER STREET AND THE WEST LINE OF

GOODWIN STREET; THENCE NORTH 06 DEGREES 58 MIN 30 SEC
WEST A DISTANCE OF 149.63 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described property unto Aurora Loan Services, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Aurora Loan Services, LLC, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 17, 2009.

Aurora Loan Services, LLC
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for Aurora Loan Services, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 17, 2009.


Notary Public
My Commission Expires MY COMMISSION EXPIRES JUNE 10, 2012

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727