



This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Cody Schmotz

330 Chateau Way
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of two hundred fifteen thousand and 00/100 Dollars (\$215,000.00) to the undersigned, Aurora Loan Services, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Cody Schmotz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, according to the Survey of Villas Belvedere, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 2001-50211; Inst. No. 2002-29589 and Inst. No. 20031119000760230.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-18725.
5. Restrictions as shown on recorded plat. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20090324000107850, in the Probate Office of Jefferson County, Alabama.

\$ 204,250⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of April, 2009.

Aurora Loan Services, LLC

By: [Signature]
Its _____

STATE OF Pennsylvania

COUNTY OF Delaware

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Zow Zinger, whose name as Assistant Vice President of Aurora Loan Services, LLC, a corporation, 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of April, 2009.

[Signature]
NOTARY PUBLIC

My Commission ~~COMMONWEALTH OF PENNSYLVANIA~~
AFFIX SEAL

2009-000732

