

20090604000212210 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
06/04/2009 08:28:09 AM FILED/CERT

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

Send Tax Notice to:  
Glenda Roberson

106 Center Street  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

~~XXXXXXXXXX~~ Alabama  
STATE OF ALABAMA

~~Shelby~~  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one hundred forty thousand and 00/100 Dollars (\$140,000.00) 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 Glenda Roberson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northeast 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' square iron bar, found at the Northwest corner of said section 25; thence North 88 degrees 54 minutes 58 seconds East along the North line of said section, a distance of 1338.22 feet to a 5/8" road, found at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 25; thence South 03 degrees 58 minutes 05 seconds West, a distance of 173.48 feet to a 1" open end pipe, found at the West line of Goodwin Street and the point of beginning; thence South 79 degrees 44 minutes 30 seconds West a distance of 139.82 feet, to a 5/8" iron rod, found, thence South 03 degrees 03 minutes 07 seconds East, a distance of 45.82 feet, to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502" at a new fence corner, thence South 89 degrees 03 minutes West along said fencer, a distance of 15.77 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502" at a new fence corner; thence South 06 degrees 29 minutes 48 seconds East, along said fence a distance of 105.43 feet to a 1/2" rebar set with a cap stamped "Wheeler CA 0502", at the end of said fencer, on the North line of Center Street, thence North 08 degrees 12 minutes 05 seconds East, along the North line of said street, a distance of 169.49 feet to 1/2" 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 minutes 30 seconds West, a distance of 149.63 feet to the point of beginning.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20090303000076670, in the Probate Office of Shelby County, Alabama.

\$ 137,464.00 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 18 day of May, 2009.



Aurora Loan Services, LLC

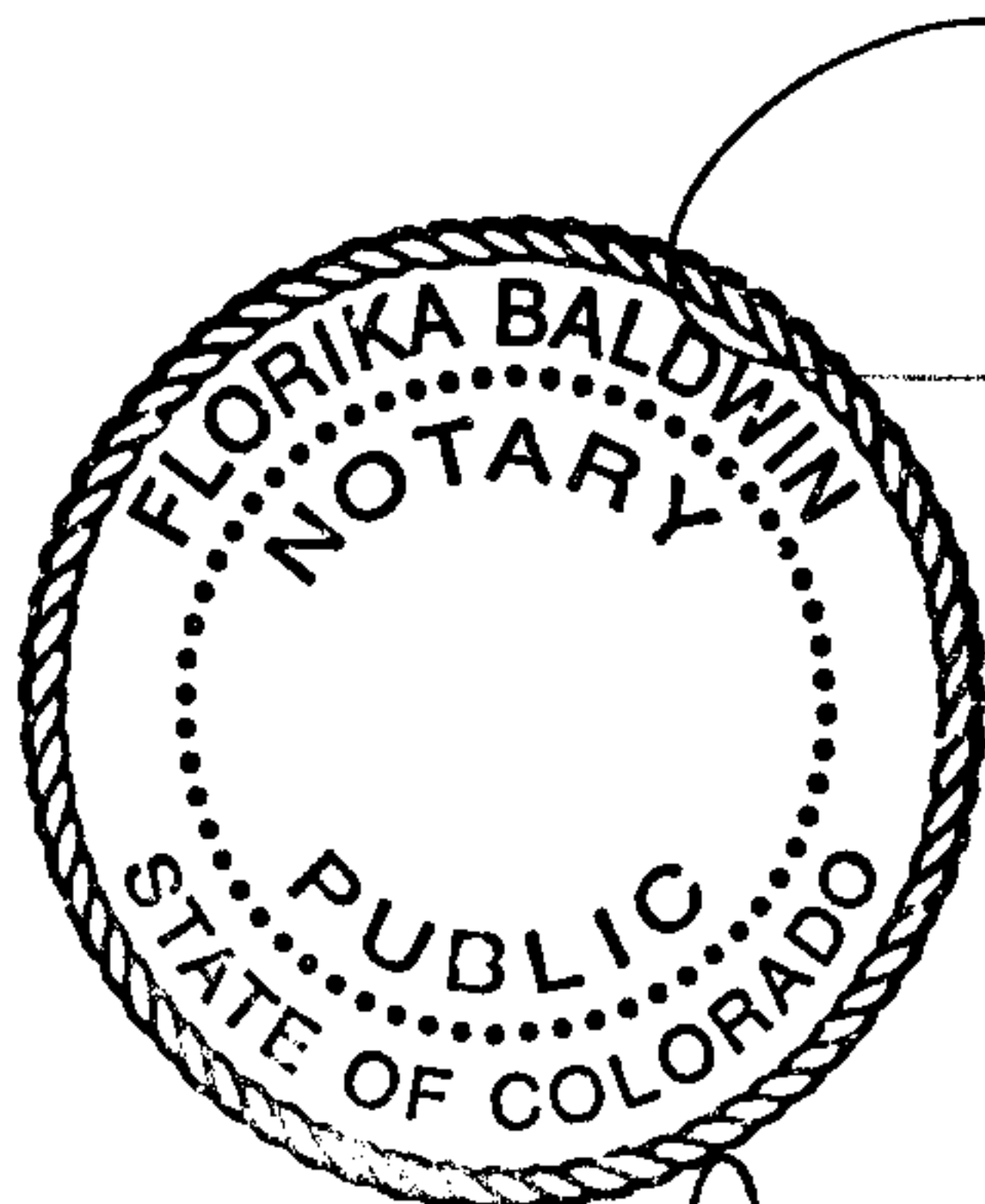
By: [Signature]  
Its AVP

STATE OF Colorado  
COUNTY OF Douglas

Deed Tax : \$3.00

I, the undersigned, 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, 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 18th day of May, 2009.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-000611

My Commission Expires Aug 21, 2012