

This Instrument Prepared By:

Keri Roth Morris|Hardwick|Schneider, LLC 3535 Grandview Parkway, Suite 610 Birmingham, AL 35243 BRR-090400102S Send Property Tax Notice to:

10 AL 35/24

Special Warranty Deed

Shelby County, AL 06/30/2009

State of Alabama Deed Tax : \$94.00

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Sixty Eight Thousand and 00/100 Dollars (\$468,000.00) 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

Frederick N. Taylor and Paulina N. Taylor as Joints Tenants With Rights of Survivorship

(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 16, according to the Survey of Oak Crest Sector Two, as recorded in Map Book 20, Page 129 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: 128 High Crest Road, Pelham, AL 35124 Parcel ID#14-5-16-0-000-006.002

The subject property is or \mathbf{X} is not the homestead of the grantor(s).

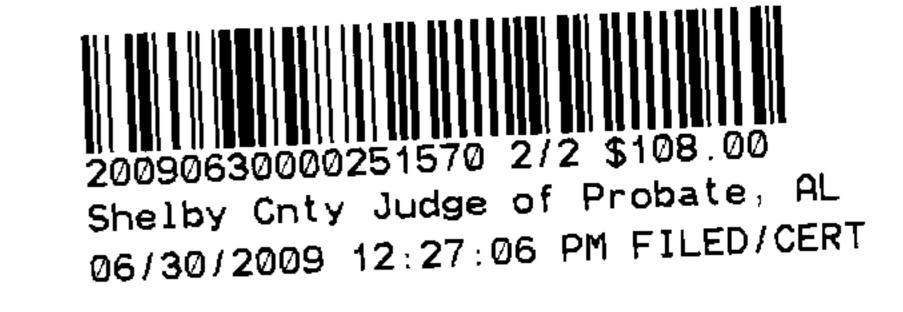
TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 Book Instrument #20080710000279020.

374, 400, 60 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 128 High Crest Rd, Pelham, AL 35124



IN WITNESS WHEREOF, Aurora Loan Services, Lits behalf as aforesaid, on this day of	C, has caused these present to be executed in its name and on
	Aurora Loan Services, LLC By: Goodman Dean, Inc. Attorney in Fact
	BY: Mane)
	Its:(Title)
	For:
	Attorney in Fact
State of A — County of $BAN6E$	Goodman Dean, Ir Attorney in Fact for Aurora Loan Servicing,
in said State, hereby certify that, MANCON	undersigned authority, a Notary Public, in and for said County of whose name as Attorney-in-Fact for Aurora Loan Services,
LLC, is signed to the foregoing conveyance, and what acknowledged before me on this day that, being info capacity as such Attorney-in-Fact, and with full authors.	o is known to me or provided adequate proof of identification, rmed of the contents of the conveyance he/she, in his/her ority, executed the same voluntarily for and as the act of said
corporation. Given under my hand and official seal this	17 day of Cepril , 2009. Replet Dock
•	Notary Public
	My Commission Expires: \[\lambda - 25 \cdot / 2 \]
	[Seal]
Reference:	
128 High Crest Rd Pelham, AL, 35124 Servicer Loan #:	PHYLLIS BARTH COMM. #1828223 Notary Public - California Orange County My Comm. Expires Dec. 25, 2012