

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:

128 High Crest Rd  
Pelham AL 35124

### 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 ☒ 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.**

374,400.00 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 17 day of April, 2009.

Aurora Loan Services, LLC  
By: Goodman Dean, Inc.  
Attorney in Fact

BY: Nancy Holland (Name)

Its: \_\_\_\_\_ (Title)

For: \_\_\_\_\_  
Attorney in Fact

State of CA  
County of ORANGE

Goodman Dean, Inc.  
Attorney in Fact for  
Aurora Loan Servicing, LLC

I, Phyllis Barth, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Nancy Holland of Goodman Dean, whose name as Attorney-in-Fact for Aurora Loan Services, LLC, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17 day of April, 2009.

Phyllis Barth  
Notary Public

My Commission Expires: 12-25-12

[Seal]

Reference:

128 High Crest Rd  
Pelham, AL, 35124  
Servicer Loan #:

