


Shelby County, AL 07/24/2009  
State of Alabama  
Deed Tax : \$40.50

  
20090724000286030 1/2 \$54.50  
Shelby Cnty Judge of Probate, AL  
07/24/2009 03:04:25 PM FILED/CERT

This Instrument Prepared By:  
Paul M. Kemp  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
BRR-090600162S

Send Property Tax Notice to:

849 Waterford Cove Lane  
Calera AL 35040

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00) 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

Julie A. Healey

(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 689, according to the survey of Waterford Cove Sector 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama.

Property Address: 849 Waterford Cove Ln, Calera, AL 35040  
Parcel ID Number: 22-8-34-1-004-027.000

Source of Title: Instrument #20090121000017920

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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 Instrument #20090121000017920.

\$ 134,500.00 of the consideration was paid from the proceeds of a first mortgage and <sup>10,000.00</sup>~~0.00~~ for a second mortgage filed simultaneously herewith.

Property Address: 849 Waterford Cove Ln, Calera, AL 35040  
AL\_SpecialWarrantyDeed.rdw

BRR-090600162S

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 1st day of July, 2005.

Aurora Loan Services, LLC  
By: LPS Asset Management Solutions,  
As Attorney in Fact

BY: [Signature] (Name)  
Its: Norma J. Dudgeon, AVP (Title)  
LPS Asset Management Solutions,  
For: as attorney in fact  
Attorney in Fact

State of Colorado  
County of Jefferson

I, [Signature], the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Norma J. Dudgeon, AVP of LPS Asset Mangement Solutions, 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 1st day of July, 2005.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

Reference:

849 Waterford Cove Ln  
Calera, AL, 35040  
Servicer Loan #:

