


20090922000361410 1/2 \$188.00
Shelby Cnty Judge of Probate, AL
09/22/2009 12:39:35 PM FILED/CERT

Shelby County, AL 09/22/2009

State of Alabama

Deed Tax : \$174.00

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-090800198S

Send Property Tax Notice to:

100 Horn Drive
Shelby AL 35143

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 Four Thousand and 00/100 Dollars (\$174,000.00) 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

Stephen Foster and Jennifer Foster

(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 44, according to the survey of Chelsea Ridge Estates 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

Property Address: 2076 Chelsea Ridge Drive, Columbiana, AL 35043
Parcel ID#16 4 19 2 003 013.000

Source of Title: Instrument #20090826000329010

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 #20090826000329010.

\$0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.



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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 28 day of August, 2009.

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

BY: [Signature] (Name)

Its: Norma J. Dudgeon, AVP (Title)

For: LPS Asset Management Solutions, Inc.
as attorney in fact.

State of Colorado
County of Jefferson

I, Odeta Kapatayes, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Norma J. Dudgeon of LPS Asset Management Solutions, Inc. 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 28th day of August, 2009.

Odeta Kapatayes
Notary Public

My Commission Expires: 11/23/2012

[Seal]

Reference:

2076 Chelsea Ridge Drive
Chelsea, AL, 35043
Servicer Loan #: 0045566791

