


20100309000067940 1/2 \$413.00
Shelby Cnty Judge of Probate, AL
03/09/2010 11:05:28 AM FILED/CERT

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALA-100100001S

Send Property Tax Notice to:

1201 Riverford Drive
Birmingham AL 35216

Special Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 03/09/2010

State of Alabama

Deed Tax : \$399.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Ninety Nine Thousand and 00/100 Dollars (\$399,000.00) 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

Theodore Pihakis and Cathy Pihakis

(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 10, according to the amended map of Wilmington Place, as recorded in Map Book 30, Page 23, in the Probate Office of Shelby County, Alabama.

Property Address: 2032 Wilmington Place, Birmingham, AL 35242

Parcel ID Number: 10-2-03-0-004-010.000

Source of Title: Instrument #20080829000347020

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 #20080829000347020.

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



20100309000067940 2/2 \$413.00
Shelby Cnty Judge of Probate, AL
03/09/2010 11:05:28 AM FILED/CERT

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 _____ day of _____.

Aurora Loan Services, LLC
By: First American REO Servicing, a division
of First American Default Information
Services, LLC
Attorney in Fact

BY: [Signature] (Name)

Its: Jason Bobzin Portfolio Manager (Title)

For Aurora Loan Services LLC
Attorney in Fact

State of Colorado
County of Denver

I, Elizabeth J Kahler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Jason Bobzin Portfolio Manager of First American REO Servicing, 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 4th day of February, 2010.

Elizabeth J Kahler
Notary Public

My Commission Expires:

[Seal]

Reference:

2032 Wilmington Place
Birmingham, AL, 35242
Servicer Loan #:



My Commission Expires Mar. 2, 2013