



20100602000173520 1/3 \$43.50  
Shelby Cnty Judge of Probate, AL  
06/02/2010 12:06:52 PM FILED/CERT

Shelby County, AL 06/02/2010

State of Alabama

Deed Tax : \$26.50

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

ALA-100400016S

Send Property Tax Notice to:

1438 Highland Lakes Tr  
Birmingham AL 35242

### Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Three Thousand Twenty Five and 00/100 Dollars (\$263,025.00) 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

**John H. Barron and Michelle L. Barron**  
**as Joint 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:

**Property Address: 1438 Highland Lakes Trail, Birmingham, AL 35242**

**Parcel ID Number:**

Source of Title: Volume 2009, Page 401880

The subject property is or 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 Volume 2009, Page 401880.**

236,722.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 1438 Highland Lakes Trail, Birmingham, AL 35242

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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 \_\_\_\_\_ day of \_\_\_\_\_,

Aurora Loan Services, LLC

BY: \_\_\_\_\_

~~President~~

ATTEST:

Jason Bobzin Portfolio Manager

\_\_\_\_\_  
Secretary/Treasurer

State of Colorado  
County of Denver

I, Shannon L. Weiser, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Jason Bobzin Portfolio Manager whose name as President of Aurora Loan Services, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

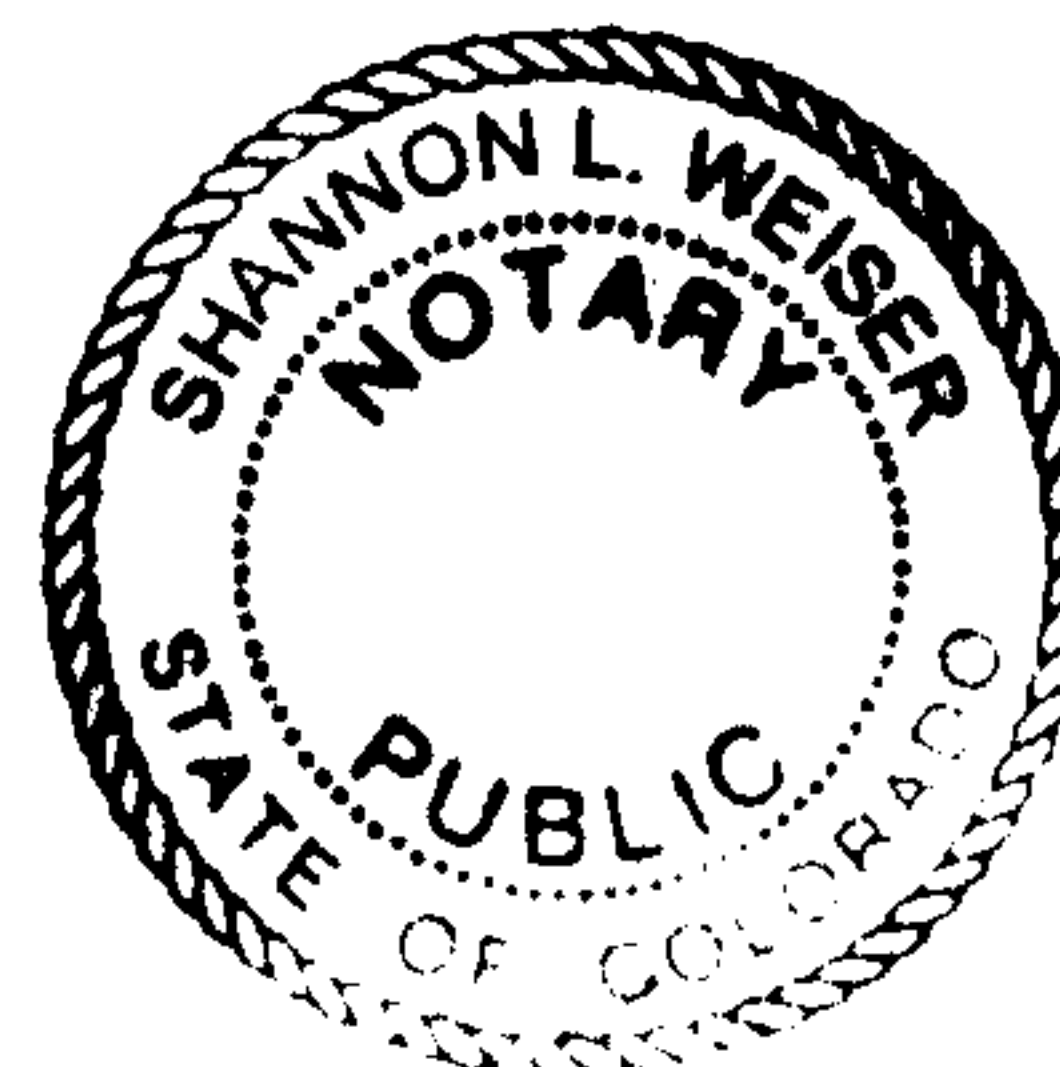
Given under my hand and official seal this 28 day of April 2010.

Shannon L. Weiser  
Notary Public

My Commission Expires: 03/15/2014

[Seal]

Reference:  
1438 Highland Lakes Trail  
Birmingham, AL, 35242  
Servicer Loan #:



My Commission Expires  
MARCH 15, 2014

Property Address: 1438 Highland Lakes Trail, Birmingham, AL 35242



**EXHIBIT A**



20100602000173520 3/3 \$43.50  
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Lot 311, according to the survey of Highland Lakes, 3rd Sector, Phase I, as recorded in Map Book, 21, Page 124, in the Probate Office of Shelby County, Alabama.

Property Address: 1438 Highland Lakes Trail, Birmingham, AL 35242  
Parcel ID Number: 58-09-2-04-0-003-029.000

1438 Highland Lakes Trail, Birmingham, AL, 35242

Legal Description