



20100927000317750 1/2 \$50.50
Shelby Cnty Judge of Probate, AL
09/27/2010 02:21:11 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

David Sheffield

Mari K. Sheffield

*100 Walking Horse Trace
Alabaster, AL 35207*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-five thousand and 00/100 Dollars (\$235,000.00) to the undersigned, Aurora Loan Services, LLC, a corporation, by LPS Asset Management Solutions, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David Sheffield, and Mari K. Sheffield, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Final Plat Saddle Lake Farms Second Addition- Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 2001-50962.
4. Restrictions as shown on recorded plat.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100416000116940, in the Probate Office of Shelby County, Alabama.

\$ 199,750.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



Shelby County, AL 09/27/2010

State of Alabama

Deed Tax : \$35.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of September, 2010.

Aurora Loan Services, LLC
By LPS Asset Management Solutions, Inc., as Attorney in Fact

By: 
Its Norma J. Dudgeon, AVP

STATE OF Colorado

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma J. Dudgeon, AVP, whose name as AUP of LPS Asset Management Solutions, Inc., as Attorney in Fact for Aurora Loan Services, LLC, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 3 day of September, 2010.


NOTARY PUBLIC
My Commission expires: 10/17/2012
AFFIX SEAL

2010-001794

