

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

A10 in Ster AL 35707

## 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.
- 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 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.

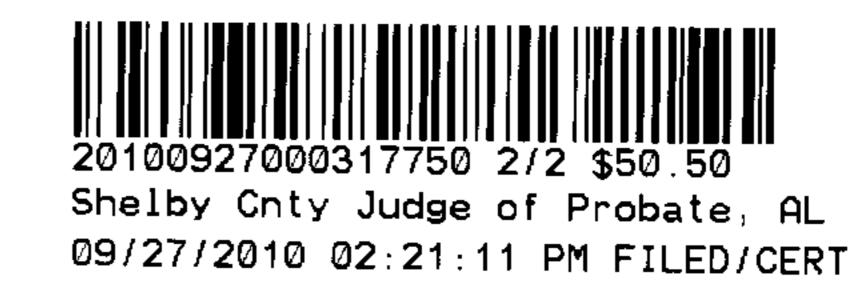
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.





Shelby County, AL 09/27/2010

State of Alabama
Deed Tax : \$35.50



IN WITNESS WHEREOF, the said ( day of September, 2010.	Grantor, has hereto set its signature and seal, this the
	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	
Norma J. Dudgeon, AVP, who Management Solutions, Inc., as Attoris is signed to the foregoing conveyance day that, being informed of the conte	mey in Fact for Aurora Loan Services, LLC, a corporation, e, and who is known to me, acknowledged before me on this ents of the conveyance, he she, as such officer and with full rily for and as the act of said Corporation, acting in its
Given under my hand and official sea	al, this the day of September, 2010.
	NOTARY PUBLIC  My Commission expires: 10 17 2013  AFFIX SEAL
2010-001794	DIANE C. JONES  NOTARY PUBLIC  NOTATE OF COLORADO  STATE OF COLORADO  My Commission Expires 10/17/2012