

Value  
\$120,000

Prepared by:  
McCALLA RAYNER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, Alabama 36104

Send Property Tax Notice to:  
Steven Lee and Rebecca Lee  
194 Ashton Woods Dr.  
Chelsea, AL 35043

### SPECIAL WARRANTY DEED

STATE OF COLORADO  
COUNTY OF DENVER

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Aurora Loan Services, LLC**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Steven Lee and Rebecca Lee** (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, 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 EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD FEBRUARY 23, 2011 AT INSTRUMENT NUMBER 20110223000061890, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

\$116,958.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 29th day of December, 2011.

Aurora Loan Services, LLC by CoreLogic REO Services, a Division of CoreLogic Default Information Services, LLC as Attorney in Fact

By: [Signature] (SEAL)  
Name:  
Title: **Larry Moss-Senior Portfolio Manager**  
Attested: [Signature] (SEAL)  
Name: **Sharon Garcha-Senior Closing Manager**  
Title:

STATE OF COLORADO  
COUNTY OF DENVER

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that LARRY MOSS who is SR. PM of CORELOGIC REO SERV 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 as such officer with full authority, executed same voluntarily for and as the act of Aurora Loan Services, LLC by CoreLogic REO Services, a division of CoreLogic Default Information Services, LLC as Attorney in Fact.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 6th day of DECEMBER, 2011

[Signature]  
Notary Public

My Commission expires: 3/4/2014

SUZANNE STOLOV  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Mar. 4, 2014


  
20120103000001270 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
01/03/2012 11:29:46 AM FILED/CERT

Exhibit "A"

Lot 11, according to the Survey of Revised Final Plat Ashton Woods Phase Two as recorded in Map Book 29, Page 92 in the Probate Office of Shelby County, Alabama.

Tax Parcel #: 15-2-09-0-000-004.027



20120103000001270 3/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
01/03/2012 11:29:46 AM FILED/CERT

Shelby County, AL 01/03/2012  
State of Alabama  
Deed Tax: \$3.50