



20070612000275360 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
06/12/2007 02:23:40PM FILED/CERT

STATE OF AL  
COUNTY OF Shelby

File #65002832  
REO #0032666257

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, in the amount of \$390,000.00 Three Hundred Ninety Thousand and 00/100 Dollars the receipt of which is hereby acknowledged, the undersigned **Aurora Loan Services LLC, a limited liability company**, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Charles Noel a(n) \_\_\_\_\_ married person** and his/her/their assigns, (hereinafter called "Grantee"), the \*and Linda K. Noel, jointly for life with right of survivorship

following described property situated in Shelby, State of Alabama, described as follows, to-wit:

The property is commonly known as 3012 BROOKHILL DRIVE,  
BIRMINGHAM AL 35242 and is more particularly described as follows:

LOT 65, ACCORDING TO THE SURVEY OF MEADOW BROOK, 17TH SECTOR, AS  
RECORDED IN MAP BOOK 9, PAGE 158 A AND B, IN THE OFFICE OF THE JUDGE OF  
PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Charles Noel and Linda K. Noel**, his/her/their assigns, forever, as joint tenants with right of survivorship

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants or warranty except the following: Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

T. Foster

IN WITNESS WHEREOF, **Aurora Loan Services LLC, a limited liability company**, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 23 day of April, 2007.

Aurora Loan Services LLC

By Mary Abasco



STATE OF Alabama  
COUNTY OF Shelby

Shelby County, AL 06/12/2007  
State of Alabama

Deed Tax: \$39.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that the Grantor, whose name is signed as Mary Abasco of Aurora Loan Services to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, in his/her capacity as such, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 23 day of April, 2007.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:



Prepared By:  
Tim Shelton  
303 2nd Avenue SE Suite B, Decatur, AL 35601