

STATE OF ~~Alabama~~
COUNTY OF Shelby

Consideration of \$108,000⁰⁰
File No 65001223
REO No. 33415548



20060901000433670 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:48:11PM FILED/CERT

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-IN1, Asset Backed Pass-Through Certificates, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Waymond Reeves, a(n) _____ married man** and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County**, State of Alabama, described as follows, to-wit:

The property is commonly known as **1452 Kelly Drive, Pelham, AL 35124** and is more particularly described as follows:

SEE ATTACHED EXHIBIT A

#108,000.00 PAID FROM A MORTGAGE RECORDED HEREWITH.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Waymond Reeves** and his/her/theirs assigns, forever.

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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.



20060901000433670 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:48:11PM FILED/CERT

IN WITNESS WHEREOF, HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-IN1, Asset Backed Pass-Through Certificates, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 15th day of August, 2006.

By: HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-IN1, Asset Backed Pass-Through Certificates



[Signature]

KEITH CHAPMAN, FOR
VA REO Closing Manager, FOR
Ocwen Federal Bank FSB n/k/a Ocwen Loan
Servicing, LLC, Attorney-In-Fact

STATE OF FL
COUNTY OF Orange

I, the undersigned authority, a ~~Notary Public~~ in and for said County in said State, hereby certify that KEITH CHAPMAN, whose name as VA REO Closing Manager of Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing, LLC, appearing as attorney-in-fact for HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-IN1, Asset Backed Pass-Through Certificates, 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 said conveyance, he/she, in his/her capacity as VA REO Closing Manager for said limited liability company and in its capacity as attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 15th day of August, 2006.

[Signature]

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

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

Exhibit A


20060901000433670 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:48:11PM FILED/CERT

Lots 22 & 23, Deer Springs Estates, Inc., First Addition, as recorded in Map Book 5, Page 55, in the Probate Records of Shelby County, Alabama.

**HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124**