

20080718000292030 1/2 \$99.00
Shelby Cnty Judge of Probate, AL
07/18/2008 02:48:06PM FILED/CERT

Shelby County, AL 07/18/2008
State of Alabama

Deed Tax: \$85.00

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080600308S

Send Property Tax Notice to:

99 Lake Circle
Wilsonville, AL 35186

Special Warranty Deed

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Five Thousand and 00/100 Dollars (\$85,000.00) cash in hand paid to

HSBC Motgage Services, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Sheila Brooks

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Walter Cove Subdivision, Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Property Address: 410 Highway 416, Wilsonville, AL 35186
Parcel ID Number: 206230001043012

Source of Title: Instrument #20080317000108800

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed 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 as evidenced by a Foreclosure Deed recorded in Instrument #20080317000108800.

\$0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 1st day of July, 2008.

HSBC Mortgage Services, Inc., BY: FIS Asset
Management Solutions, Attorney in Fact

BY: [Signature] (Name)

Its Pamela J. Crocker Vice President

For: _____
Attorney in Fact

State of COLORADO
County of JEFFERSON

I, Cheryl A. Anderson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Pamela J. Crocker Vice President of _____, whose name as Attorney-in-Fact for HSBC Mortgage Services, Inc., is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of July, 2008.

Cheryl A. Anderson
Notary Public

My Commission Expires: 6/26/09

[Seal]

Reference:

410 Highway 416
Wilsonville, AL, 35186
Servicer Loan #:

