

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Wendy M. Thompson
Jerry Chambless
495 Milstead DRIVE
CALERA AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of twenty-six thousand nine hundred and 00/100 Dollars (\$26,900.00) to the undersigned, HSBC Mortgage Services Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Wendy M. Thompson and Jerry Chambless, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the point of intersection of the North Right of Way of the Southern Railway and the West boundary line of Section 4, Township 24 North, Range 13 East; Thence run in an Easterly direction along the North Right of Way of said Railway for a distance of 511.20 feet to an iron, being the Point of Beginning of the parcel of land herein described; thence continue in an Easterly direction along said Right of Way for 210.00 feet to an iron; thence turn an angle of 103 Degrees 12 Minutes Left and run 107.85 feet to an iron; thence turn an angle of 76 Degrees, 48 Minutes Left and run 210.00 feet to an iron; thence turn an angle of 103 Degrees, 12 Left and run 107.85 feet to the Point of Beginning. Said parcel is lying in the NW 1/4 of Section 4, Township 24 North, Range 13 East, 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 Grantee herein assume and agree to pay.
3. Less and except any part of subject property lying within a railroad right of way.
4. 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. 20080505000182530, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.



20090413000135350 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
04/13/2009 02:21:03PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of March, 2009.

HSBC Mortgage Services Inc.

By: 

Maria I. Ortega

Its

Asst. Vice President

STATE OF CA

COUNTY OF L.A.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria I. Ortega ~~Asst. Vice President~~, whose name as Asst. Vice President of HSBC Mortgage Services Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

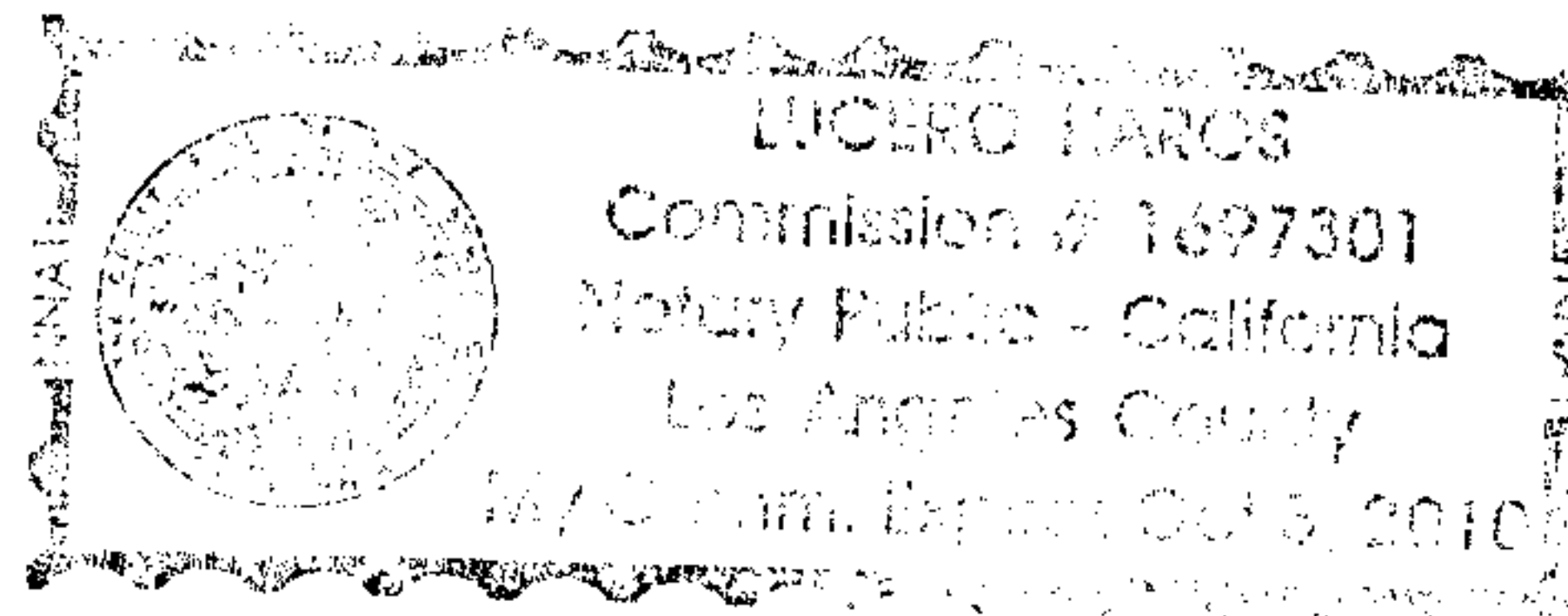
Given under my hand and official seal, this the 24 day of March, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2008-002134

Shelby County, AL 04/13/2009
State of Alabama

Deed Tax: \$27.00