

This instrument prepared by:  
Jeff G. Underwood, Attorney

Send Tax Notice to:  
James L. Keating and Suzanne B.  
Keating as trustees of The James L.  
Keating Revocable Trust

Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

*1436 Whirlaway Ct.  
Helen AL 35080*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-six thousand seven hundred fifty and 00/100 Dollars (\$56,750.00) to the undersigned Grantor, 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 James L. Keating and Suzanne B. Keating as trustees of The James L. Keating Revocable Trust, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18 Page 73, in the Probate Office of Shelby County, Alabama; being situated in 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 1995-12819.
4. Easement/right-of-way to City of Pelham as recorded in Volume 341 page 725.
5. Restrictive covenant as recorded in Instrument Number 1994-30995.
6. Notice is hereby given that the recorded Subdivision Map as recorded in Map Book 18, page 73, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.
7. Restrictions as shown on recorded plat.

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.



20120725000267460 1/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/25/2012 01:28:48 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
12 day of July, 2012.

HSBC Mortgage Services, Inc.  
by, Beverly R. Strickland  
Its Beverly R. Strickland  
Vice President



20120725000267460 2/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/25/2012 01:28:48 PM FILED/CERT



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES



20120725000267460 3/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/25/2012 01:28:48 PM FILED/CERT

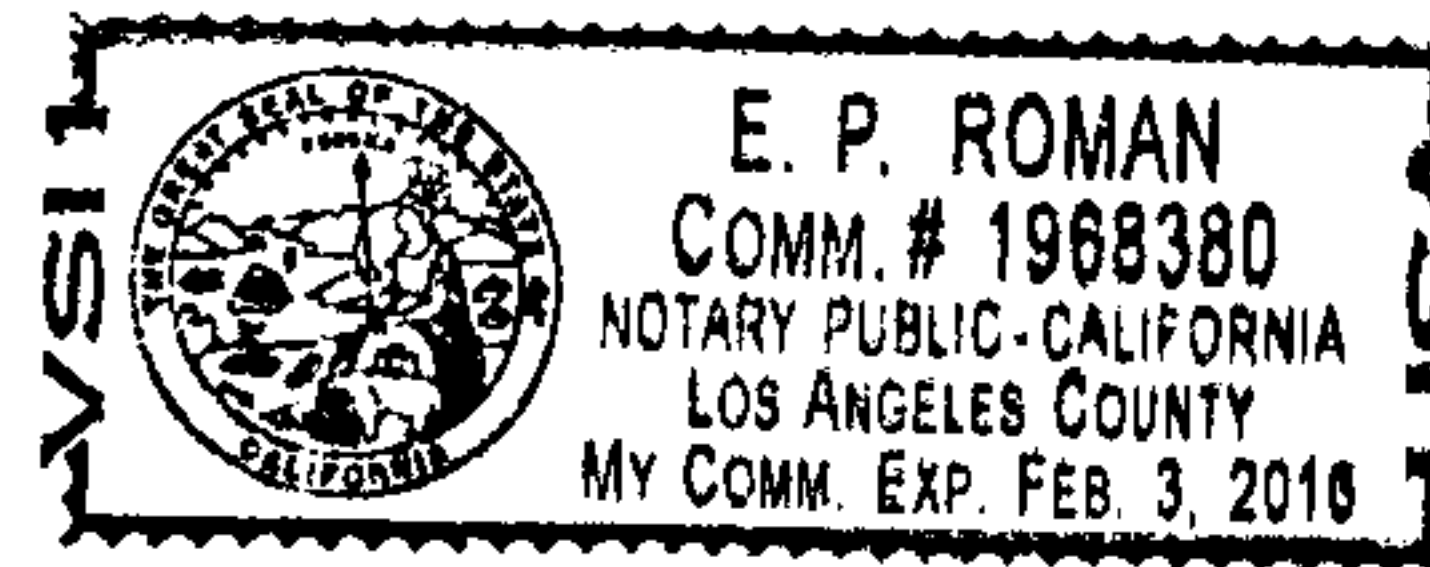
On JULY 12, 2012 before me, E. P. ROMAN, NOTARY PUBLIC,  
(Here insert name and title of the officer)

personally appeared BEVERLY R STRICKLAND,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document