

20180329000103320
03/29/2018 07:57:41 AM
DEEDS 1/4

This Document Prepared By:

Leila H. Hale, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Noemi Corpus De Lira, et al
235 Industrial Parkway
Columbiana, AL 35051

Assessor's Parcel Number: 13 1 11 4 004 041.003

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$71,000.00), to the undersigned GRANTOR, **HSBC Bank USA, National Association, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2, by Ocwen Loan Servicing, LLC as attorney in fact**, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Noemi Corpus De Lira and Saul Saucedo Saucedo, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 235 Industrial Parkway, Columbiana, Alabama 35051, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1207 Brantley Hill Road, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded March 23, 2012; Doc. No. 20120323000101500

Total Purchase Price: \$71,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date: 3-26-18 Printed Name: Rafael Gonzalez
Signature: [Signature]

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 26 day of MARCH, 2018.

HSBC Bank USA, National Association, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

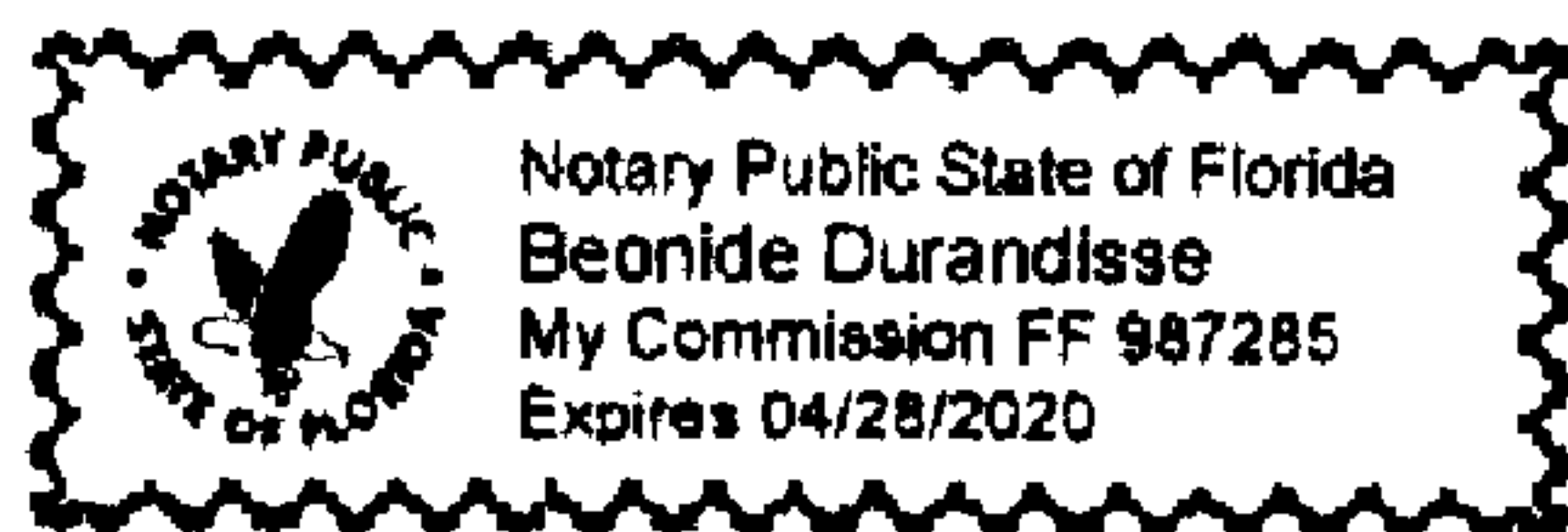
Jacqueline S. Michaelson By: [Signature]
Contract Management Coordinator Rafael Gonzalez Contract Management Coordinator
Printed Name & Title

Printed Name & Title

STATE OF FLORIDA
Palm Beach COUNTY

I, Beonide Durandisse, a Notary Public in and for said County, in said State, hereby certify that Rafael Gonzalez, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact For HSBC Bank USA, National Association, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2**, 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 above and foregoing conveyance, he/she, as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date. 3-26-18
Personally Known To Me

9/27/2012 as instrument #20120927000368820*
NOTARY STAMP/SEAL



Given under my hand and official seal of office this 26 day of MARCH, 2018.

[Signature]
NOTARY PUBLIC Beonide Durandisse
My Commission Expires: _____
Loan Number: 6592232

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

A PARCEL OF LAND IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 4, OF BROOKFIELD, SECOND SECTOR, AS RECORDED IN MAP BOOK 6 PAGE 16 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 88 DEG. 10 MIN. 51 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 174.00 FEET; THENCE RUN NORTH 01 DEG. 22 MIN. 50 SEC. WEST A DISTANCE OF 36.74 FEET; THENCE RUN NORTH 52 DEG. 29 MIN. 32 SEC. EAST A DISTANCE OF 36.82 FEET TO A UTILITY POLE; THENCE NORTH 17 DEG. 02 MIN. 48 SEC. EAST A DISTANCE OF 47.00 FEET TO A WATER METER; THENCE RUN NORTH 06 DEG. 53 MIN. 35 SEC. EAST A DISTANCE OF 57.60 FEET; THENCE RUN NORTH 68 DEG. 35 MIN. 09 SEC. EAST A DISTANCE OF 30.00 FEET TO THE CORNER OF A CHAIN LINK FENCE AND THE POINT OF BEGINNING; THENCE RUN SOUTH 60 DEG. 46 MIN. 42 SEC. EAST A DISTANCE OF 124.75 FEET; THENCE RUN NORTH 07 DEG. 21 MIN. 03 SEC. EAST A DISTANCE OF 121.12 FEET, THENCE RUN NORTH 60 DEG. 03 MIN. 27 SEC. WEST A DISTANCE OF 110.88 FEET; THENCE RUN SOUTH 26 DEG. 05 MIN. 59 SEC. WEST A DISTANCE OF 91.07 FEET; THENCE RUN SOUTH 19 DEG. 45 MIN. 09 SEC. EAST A DISTANCE OF 34.84 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name HSBC Bank USA,NA
 Mailing Address 1661 Worthington Road Suite 100
West Palm Beach ,FL,33409

Grantee's Name Noemi Corpus De Lira & Saul Saucedo Saucedo
 Mailing Address 235 Industrial Parkway
Columbiana, AL 35051

Property Address 1207 Brantley Hill Road
Pelham, AL 35124

Date of Sale 03/26/2018
 Total Purchase Price \$ 71,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/29/2018 07:57:41 AM
 \$95.00 CHERRY
 20180329000103320

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other (SWD)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 03/28/2018

Print Subramanya(As Agent)

☐ Unattested

Sign SUBRAMANYA

(verified by)

(Grantor/Grantee/Owner/Agent) circle one