

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALT-061202426T

Send Property Tax Notice to:

316 Old Brook W.

Birmingham, At 35242

Special Warranty Deed

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty Nine Thousand and 00/100 Dollars (\$169,000.00) cash in hand paid to

HSBC Mortgage Services, Inc.

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

Christopher J. Wilder and Nadia Wilder

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

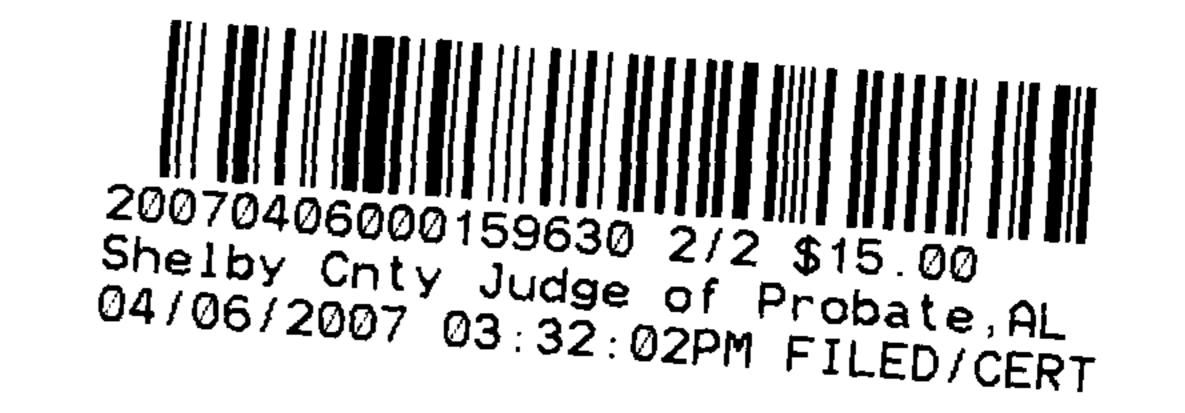
Lot 34, according to the Survey of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama, being situated in Shelby, County, Alabama.

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 Book 20061122, Page 572210, Recorded in Shelby County, Alabama.

169,900



| IN WITNESS WHEREOF, HSBC Mortgage Services, Incomits behalf as aforesaid, on this day of | |
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| Witness | HSBC Mortgage Services, Inc. Barbara Reyno Asst. Vice Presiden (Seal) By: , President |
| | By: , Secretary (Seal) |
| State of <u>Los Angeles</u> County of <u>Los Angeles</u> | (Corporate Seal) |
| and Angie | e they, as such officers and with full authority, executed, acting in their capacity as aforesaid on the day that bears |
| Reference: 316 Old Brook Lane Birmingham, AL, 35242 Servicer Loan #: | PASCUAL L. CASTILLO Commission # 1581402 Notary Public - California Los Angeles County My Comm. Expires May 22, 2009 |