

20070518000231860 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
05/18/2007 10:57:39AM FILED/CERT

Shelby County, AL 05/18/2007  
State of Alabama

Deed Tax: \$28.00

This Instrument Prepared By:

Keri Roth

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

ALT-061202418T

BKR-0705004195

Send Property Tax Notice to:

34 Maylene Drive  
Maylene, AL 35114

### Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Eight Thousand and 00/100 Dollars (\$28,000.00) 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

Everett Reed

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

**The following described real estate situated in Shelby County, Alabama, to-wit: The East one-half of Lot No. 10, according to R.E. Whaley's Subdivision of the Town of Maylene, Alabama as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, at Page 75.**

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 # 20061108000548300, in the Judge of Probate Office of Shelby County, Alabama.**

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 9 day of May, 2007.

HSBC Mortgage Services, Inc.

Witness Jamie Harris  
**Asst. Secretary**

Dana M. Hoppus (Seal)  
By: , President **Dana M. Hoppus**

**Asst. Vice President**

By: , Secretary

State of California  
County of Los Angeles

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Dana M. Hoppus and Jamie Harris, whose names as Asst. Vice President and Asst. Secretary, respectively of HSBC Mortgage Services, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 9 day of May, 2007.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

Reference:  
34 Maylene Drive  
Maylene, AL, 35114  
Servicer Loan #:

