

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-070500473S

Send Property Tax Notice to:

569 Thornberry Lane
Birmingham, AL 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 Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00) cash in hand paid to

HSBC Bank (USA)

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

Sylvester B. Atkinson and Gloria Atkinson

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

Lot 36, according to the survey of Thorn Berry Subdivision as recorded in Map Book 25, Page 129, in the Office of the Judge of Probate of 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 Instrument Number 20070313000113760, aforesaid records.

\$265,000.00 for the consideration of cash paid to the undersigned in full satisfaction of the proceeds of a Mortgage loan first lien on the property herein.

IN WITNESS WHEREOF, HSBC Bank (USA), has caused these present to be executed in its name and on its behalf as aforesaid, on this 21 day of May 2007.

Lucero Marcos
Witness
Asst. Secretary

HSBC Bank (USA)
[Signature] (Seal)
By: ,

Ashraf R. Ibrahim (Seal)
By: ,
Asst. Vice President

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 Ashraf R. Ibrahim and _____, whose names as Asst. Vice President and _____, respectively of HSBC Bank (USA), 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 21 day of May 2007.
[Signature]
Notary Public
My Commission Expires: _____
[Seal]

Reference:
569 Thornberry Lane
Birmingham, AL, 35242
Servicer Loan #: 0009938515

