

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Lauren A. Nicholson

1007 Townes Court
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand nine hundred and 00/100 Dollars (\$120,900.00) 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 Lauren A. Nicholson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, Block 1, according to the Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of 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 to City of Pelham as recorded in Real Book 111, Page 669.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070531000252920; corrected and re-recorded in Instrument No. 20070816000386240, in the Probate Office of Shelby County, Alabama.

\$ 108,810.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 10/31/2007
State of Alabama

Deed Tax: \$12.50



20071031000503800 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
10/31/2007 01:20:22PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of October, 2007.

HSBC Mortgage Services, Inc.

by *Diana M. Hoppe*
Its _____

STATE OF California

COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of HSBC Mortgage Services, Inc., 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17 day of October, 2007.

Pascual L. Castaneda
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-001679

