

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

Send Tax Notice to:
Hector Oswaldo Vazquez
Alma Rosa Juarez
110 Cambridge Circle
Montevallo, Alabama 35115

SPECIAL WARRANTY DEED

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-two thousand and 00/100 Dollars (\$82,000.00) to the undersigned, HSBC Bank USA, as Indenture Trustee, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Hector Oswaldo Vazquez, and Alma Rosa Juarez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Canterbury Estates, as recorded in Map Book 12, Page 96, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 141 Page 325; Book 165, Page 539; Book 179, Page 86, and Book 232, Page 374, Page 370.
4. Easement/right-of-way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 255 Page 771.
5. 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. 20080220000069770, in the Probate Office of Shelby County, Alabama.

\$ 82,000.⁰⁰ 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
25 day of March, 2008.

HSBC Bank USA, as Indenture Trustee
By JP Morgan Chase Bank, N.A., as Attorney in Fact

By: [Signature]

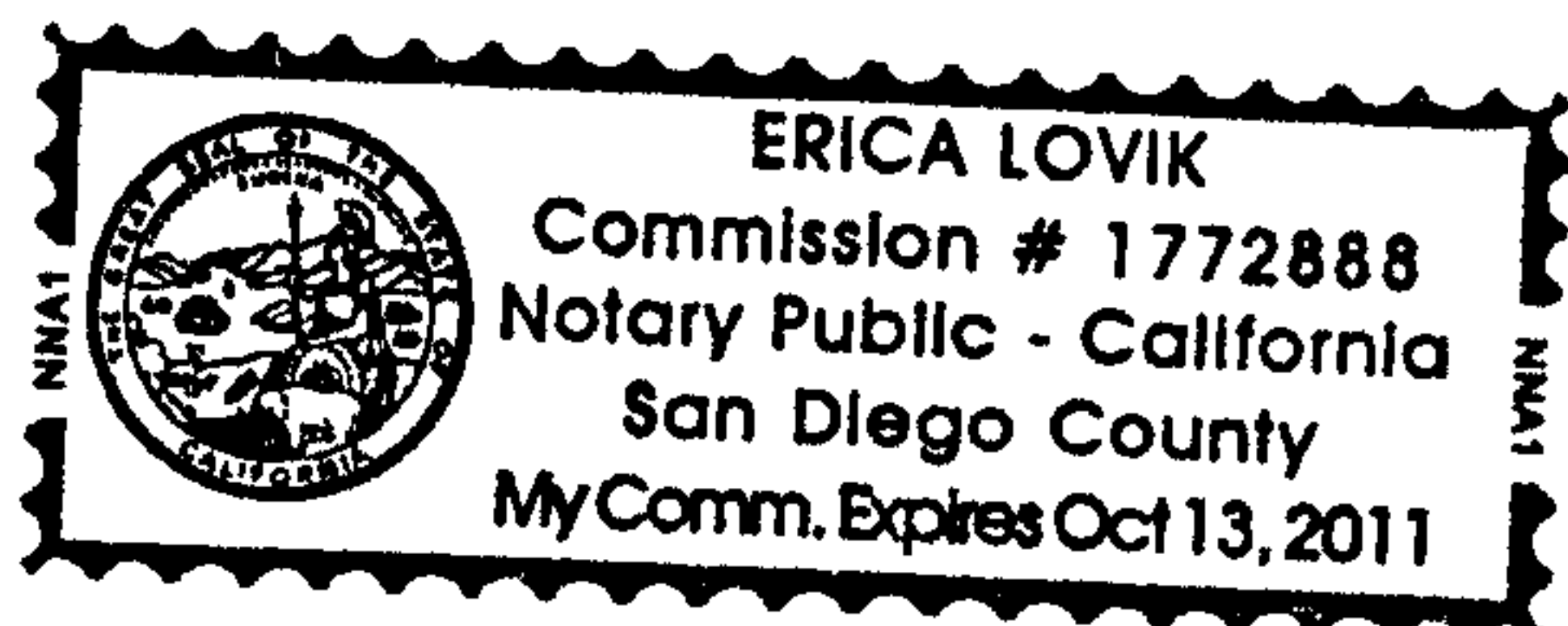
Its Heidi Brodersen, Asst. Vice President

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Heidi Brodersen, Asst. Vice President, whose name as Heidi Brodersen, Asst. Vice President of JP Morgan
Chase Bank, N.A., as Attorney in Fact for HSBC Bank USA, as Indenture Trustee, 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, acting in its
capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 25 day of March, 2008.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-000551