



20080613000242450 1/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
06/13/2008 01:27:01PM FILED/CERT

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

Send Tax Notice to:  
Betty J. Pouncey

4541 Magnolia Drive  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Two hundred sixty-six thousand and 00/100 Dollars (\$266,000.00) to the undersigned, HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, 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 Betty J. Pouncey, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 15, according to the Survey of Magnolia's at Brook Highland, as recorded in Map Book 13, Page 102 A&B 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. Easements, building lines and restrictions as shown on recorded map
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. 20080327000124190, in the Probate Office of Jefferson County, Alabama.

\$ 252,700.00 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 06/13/2008  
State of Alabama

Deed Tax: \$13.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of May, 2008.

HSBC Bank USA, National Association as trustee for  
Opteum Mortgage Acceptance Corporation Asset Backed,  
Pass Through Certificates, Series 2005-2

By: \_\_\_\_\_

Its Vernon F. McDaniell

STATE OF FLORIDA

COUNTY OF DUVAL

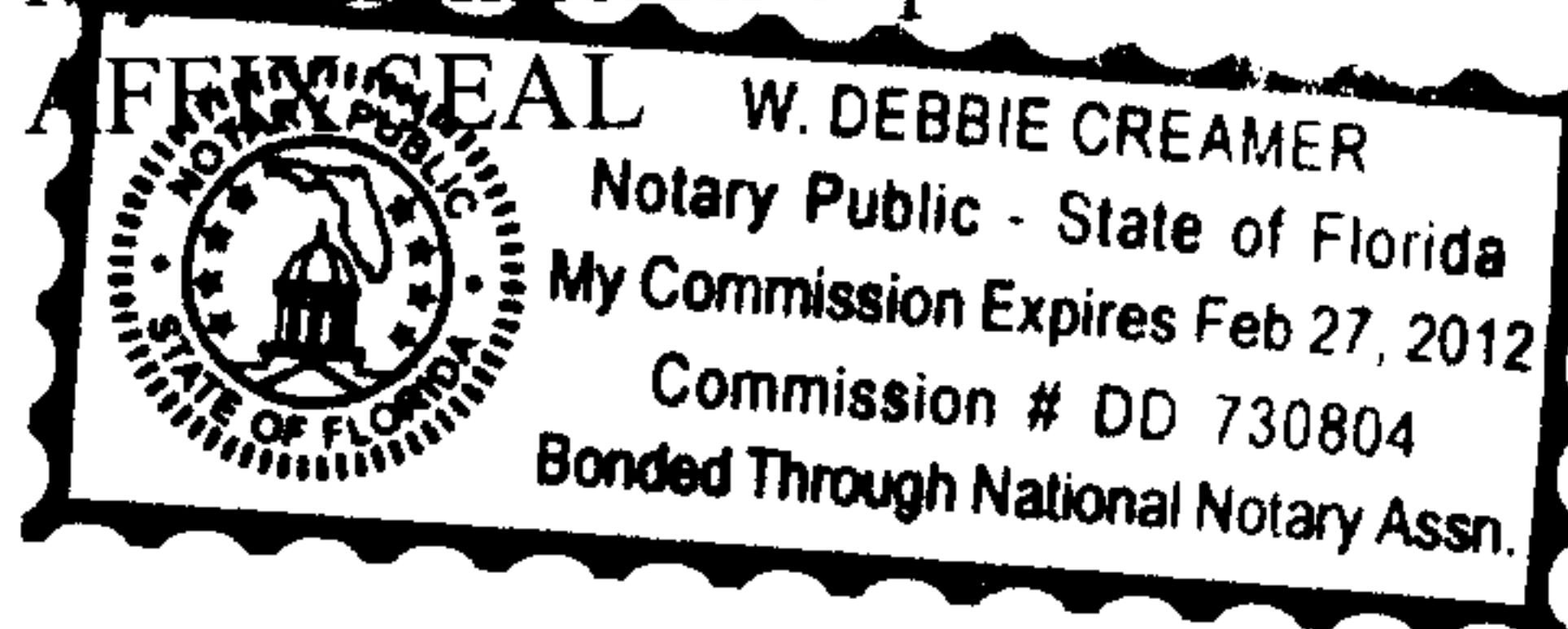
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vernon F. McDaniell, whose name as Attorney-in-Fact of HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2005-2, a corporation, 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 29<sup>th</sup> day of May, 2008.

W. Debbie Creamer

NOTARY PUBLIC

My Commission expires:



2008-001050

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