



20080716000287310 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
07/16/2008 02:04:32PM 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:
Cindy Roe

673 Beatmoor Drive
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-five thousand and 00/100 Dollars (\$145,000.00) to the undersigned, HSBC Bank , USA, a corporation, by JP Morgan Chase Bank, N.A., as Attorney in Fact, (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 Cindy Roe, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1424 according to the survey of Old Cahaba IV, 2nd Addition, Phase Two as recorded in Map Book 33 at Page 129, in the Office of the Probate Judge 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. Restrictions appearing of record in Instrument No. 20040610000313070 and Instrument No. 20040813000455150
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. 20080125000033400, in the Probate Office of Shelby County, Alabama.


\$ 116,000.00 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 Grantee, his/her heirs and assigns, forever.

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

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


By: 
Its Terence Free
Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terence Free, whose name as AVP of JP Morgan Chase Bank, N.A., as Attorney in Fact for HSBC Bank , USA, 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 20 day of June, 2008.

Shelby County, AL 07/16/2008
State of Alabama
Deed Tax: \$29.00


NOTARY PUBLIC
My Commission expires: 01.08.2012
AFFIX SEAL

2007-003676

