

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

Send Tax Notice to:
Carol Aldridge

491 Oxford Way
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-five thousand and 00/100 Dollars (\$225,000.00) to the undersigned, 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 Carol Aldridge, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2614, according to the survey of Weatherly Highlands, The Ledges, Sector 26, Phase One, as recorded in Map Book 26, Page 145 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. Non-exclusive agreement for ingress, egress and utilities as shown in Instrument No. 1995-6002.
4. Easement, Restrictions and Covenants as shown in Instrument No. 2000-14750.
5. Covenants and agreement for water service and tap fees as set out in Instrument No. 1995-6003.
6. Non-exclusive perpetual easement for ingress, egress and utilities as shown in Instrument No. 1993-37547.
7. Mineral and Mining rights not owned by Grantor, including rights set out in Instrument No. 1995-30791.
8. The easements, restrictions, covenants agreements and all other terms and provisions of the Declaration of Protective Covenants for Weatherly Highlands, The Ledges-Sector 26-Phase One as recorded in Instrument No. 2001-4750.
9. 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. 20080317000108820, in the Probate Office of Shelby County, Alabama.

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 1 day of October, 2008.

HSBC Mortgage Services Inc.

By: *Dana M. Sacks*

Its Dana M. Sacks
Asst. Vice President

STATE OF CA

Shelby County, AL 10/08/2008
State of Alabama

Deed Tax: \$225.00

COUNTY OF L.A.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana M. Sacks, whose name as Asst. Vice President 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 1st day of October, 2008.

Lucero Haros
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-002138

