

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

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

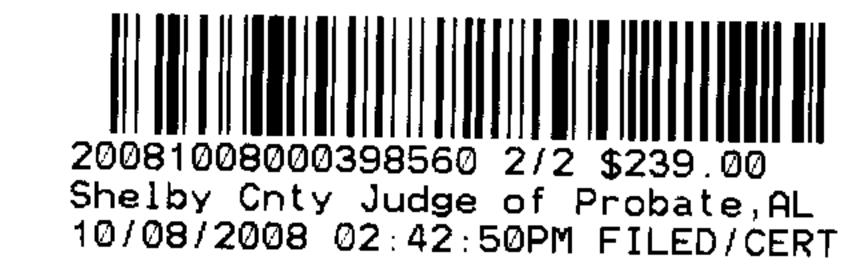
SHELBY COUNTY

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.
- 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.
- 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 _____ day of October, 2008.

HSBC Mortgage Services Inc. Dana M. Sacks Asst. Vice President Shelby County, AL 10/08/2008 State of Alabama STATE OF Deed Tax: \$225.00 **COUNTY OF** I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that of HSBC , whose name as _____ Mortgage Sonvices 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 ____ Mulw - Hun NOTARY PUBLIC My Commission expires: AFFIX SEAL LUCERO HAROS 2008-002138 Commission # 1697301

Notary Public - California

Los Angeles County

My Comm. Expires Oct 3, 2010