

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

Send Tax Notice to:  
Roy Dickens Sr.  
Beverley Dickens  
747 17th Street  
Calera, Al. 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-three thousand nine hundred and 00/100 Dollars (\$93,900.00) to the undersigned, HSBC Mortgage Services, Inc., 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 Roy L. Dickens Sr., and Beverley J. Dickens, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz property as recorded in Map Book 3, Page 119, in Probate Office of the Judge of Probate of Shelby County, Alabama.

Also: A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz property as recorded in Map Book 3 Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 Degrees 21 Minutes 11 Seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 Degrees 38 Minutes 49 Seconds to the right and run Southerly along the West line of twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said resurvey of Russel R. Hetz property; thence turn a deflection angle of 89 Degrees 49 Minutes 00 Seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning. According to the survey of Joseph E. Conn, JR. RLS #9049, dated August 14, 1997.

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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
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. 20080820000335140, in the Probate Office of Shelby County, Alabama.

\$ 92,221.00 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 24 day of September, 2008.

HSBC Mortgage Services, Inc.

By: Kristi DeCourcey  
Kristi DeCourcey  
Its Asst. Vice President

STATE OF CA.

COUNTY OF L.A.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristi DeCourcey, 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 24 day of September, 2008.

Lucero Haros  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-003437

