

STATE OF ALABAMA

Consideration of \$119,000.00

COUNTY OF SHELBY

USLT File No: 85006142

Client File No: 6348957

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Joshua Paul Vaughn and Amanda M. Vaughn, as joint tenants with rights of survivorship** and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County, State of Alabama**, described as follows, to-wit:

The property is commonly known as **520 CAMP BRANCH ROAD, ALABASTER, AL 35007** and is more particularly described as follows:


SEE ATTACHED EXHIBIT "A"

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure as evidenced by foreclosure deed dated 7-9-2008 and recorded in Instrument No. 20080722000295610 in the aforesaid County and State

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Joshua Paul Vaughn and Amanda M. Vaughn, as joint tenants with rights of survivorship** and his/her/their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.


A circular corporate seal for OCWEN LOAN SERVICING, LLC. The outer ring contains the company name "OCWEN LOAN SERVICING, LLC" in a bold, sans-serif font. The inner circle contains the words "CORPORATE" and "SEAL" stacked vertically in a bold, serif font.

By:

Keith Chapman
REO Manager

STATE OF FLORIDA
COUNTY OF ORANGE

Given under my hand and official seal this 18 day of November, 20 08.

NOTARY PUBLIC-STATE OF FLORIDA
 **Pasquale V. Palazzolo**
 Commission # DD558208
 Expires: **MAY 30, 2010**
BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by:	Mail to:
Maxwell D. Carter, Esq.	U.S. Land Title of Alabama, LLC
1023 Edenton St	1900 The Exchange Building 500
	Atlanta, GA 30339
Birmingham, AL 35242	

20081209000461270 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/09/2008 11:32:59AM FILED/CERT

EXHIBIT "A"

A tract of land located in the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southwest corner of the Southwest 1/4 of Section 9, Township 21 South, Range 2 West, then run South along the East line of said 1/4-1/4 Section for 487.29 feet, more or less, to a point in the center of an unnamed gravel road; then turn an angle of 54 degrees 15 minutes 50 seconds to the right and run Southwesterly along the center line of said road for 209.0 feet to the point of beginning of a curve to the left, said curve being concave Southeasterly and having a central angle of 3 degrees 10 minutes and a radius of 453.53 feet; thence continue in a Southwesterly direction along the center line of said road and the arc of said curve for 25.06 feet, more or less, to the end of said curve and the point of beginning of a curve to the left, said curve being concave Southeasterly and having a central angle of 21 degrees 42 minutes 03 seconds and a radius of 453.53 feet; then continue in a Southwesterly direction along the center line of said road and the arc of said curve for 171.77 feet, more or less, to the end of said curve; then run on a line tangent to the end of said curve and along the center line of said road for 276.42 feet, more or less to the point on the South side of said Southwest 1/4; then turn an angle of 43 degrees 28 minutes 39 seconds to the right and run West along the South side of said 1/4-1/4 Section for 86.7 feet, more or less, to a point in the center of another unnamed gravel road, said point being the point of beginning of a curve to the left, said curve being concave Northwesterly and having a central angle of 25 degrees 34 minutes and a radius of 876.79 feet, then turn an angle of 118 degrees 04 minutes 26 seconds to the right of the tangent of said curve and turn Northeasterly along the arc of said curve and the center line of said road for 127.97 feet to the end of said curve; then run Northerly on a line tangent to the end of said curve and along the center line of said road for 588.33 feet, then turn an angle of 87 degrees 39 minutes 24 seconds to the right and run Easterly for 562.12 feet, more or less back to the point of beginning. Situated in Shelby County, Alabama.

Shelby County, AL 12/09/2008
State of Alabama

Deed Tax:\$36.00