

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

Send Tax Notice to:
Brian S. Young
Denita Young
1716 Camden Cove Pkwy
Cavera, AL 35040

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

## SHELBY COUNTY

That in consideration of one hundred nineteen thousand and 00/100 Dollars (\$119,000.00) 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 Brian S. Young, and Denita Young, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama to-wit: Lot 132, according to the Survey of Camden Cove, Sector 2, as recorded in Map Book 27, Page 26, in the Office of the Judge of Probate, Alabama.

Being the same property conveyed to Jeff Mize and Tracy B. Mize, husband and wife, as joint tenants with the right of Survivorship by Deed from Thomas P. Miller and Jennifer A. miller, husband and wife recorded 9/21/2004 in Document Number 20040921000520330, in the Probate Judge's Office for Shelby County, Alabama.

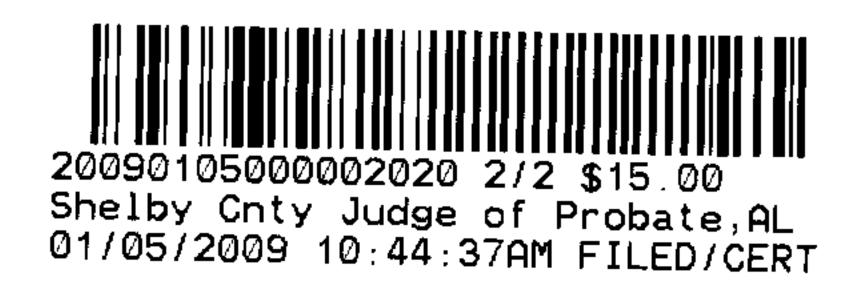
## Subject to:

- 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 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. Restrictions and covenants appearing of record in Inst. No. 2000-23407.
- 5. Restrictions as shown on recorded plat.
- 6. 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. 20080820000335160, in the Probate Office of Shelby County, Alabama.

\$\frac{121,020.00}{\text{simultaneously herewith.}}\text{ 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 23rd day of December, 2008.

	HSBC Mortgage Services, Inc.
	By: Jana M Jack
	Its Dana M. Scott
STATE OF	
COUNTY OF	
, the undersigned, a Notary Pub Dana M. Scott	olic in and for said County, in said State, hereby certify that , whose name as $\sqrt{\cdot \rho}$ . of HSBC oration, is signed to the foregoing conveyance, and who is known
Mortgage Services, Inc., a corpo	ration, is signed to the foregoing conveyance, and who is known
	on this day that, being informed of the contents of the
conveyance, he/she, as such offic	cer and with full authority, executed the same voluntarily for and
as the act of said corporation.	
Given under my hand and officia	al seal, this the3 day of December, 2008.
	hucu Han
	NOTARY PUBLIC
	My Commission expires:
	AFFIX SEAL
2000 002446	Consmission # 1697301
2008-003446	Notory Fublic - California
	Notery Public - California & Los Angoles County  My Comm. Expires Oct 3, 2010