

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
Calera, 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.

\$ 121,020.00 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 23rd day of December, 2008.

HSBC Mortgage Services, Inc.

By: *Dana M. Scott*

Its Dana M. Scott
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 Dana M. Scott, whose name as V.P. 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 23 day of December, 2008.

Lucero Haros

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-003446

