


Prepared by: Leonard N. Math, Esq.
CHAMBLESS, MATH & CARR, P.C.
P.O. Box 230759
Montgomery, AL 36123-0759


20090108000005750 1/2 \$156.00
Shelby Cnty Judge of Probate, AL
01/08/2009 10:28:43AM FILED/CERT

CMC File No: HEIDY GONZALES
Greenpoint Loan NO: 0091987453
Address: 1609 Napolean Dr., Alabaster, AL 35007

value \$142,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **GREENPOINT MORTGAGE FUNDING, INC.** a corporation organized and existing under the laws of the State of Georgia whose principal place of business is located at 2300 Brookstone Centre Parkway, Columbus, GA 31904, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **HSBC BANK USA, NATIONAL ASSOCIATION**, hereinafter called the Grantee, and his/her successors or their assigns, the following described property, situated in the County of SHELBY, Alabama, to-wit:

LOT 68, ACCORDING TO THE SURVEY OF KINGWOOD FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantors claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; and that it has a good right to sell and convey the same to the said

Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Tina Jones, Asst. Vice President, and attested by both thereunto duly authorized, and its corporate seal to be affixed all on this 17 day of NOV, 2008.

By: Patricia C. Lee
(Signature)

Patricia C. Lee, Assistant Secretary

(Print name/title of attesting official)

GreenPoint Mortgage Funding, Inc.

By: Tina Jones
(Signature)

Tina Jones, Asst. Vice President

(Print name/title of executing official)

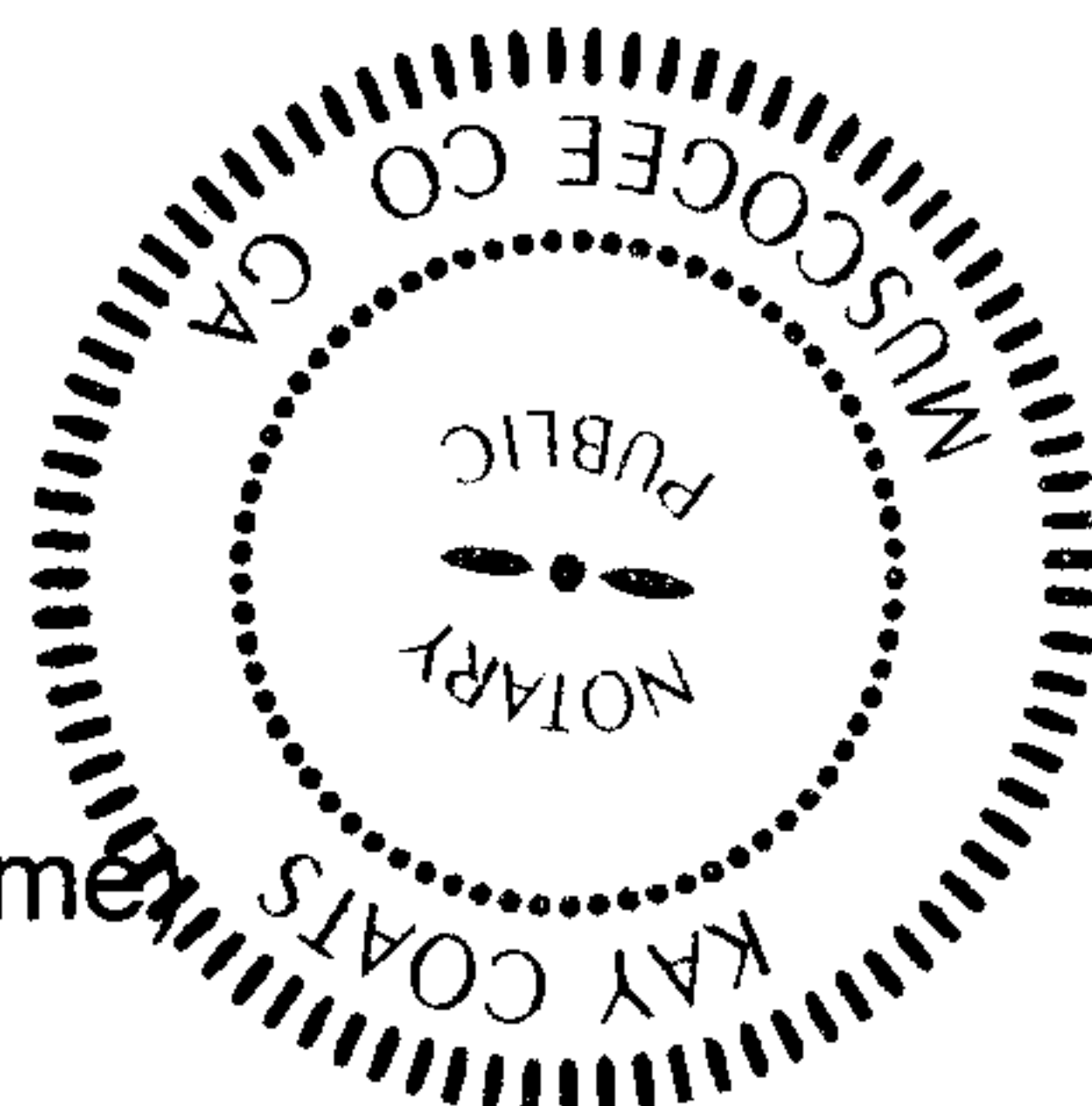
(Corporate Seal)

Shelby County, AL 01/08/2009
State of Alabama
Deed Tax: \$142.00

THE STATE OF GA
MUSCOGEE COUNTY

I, a Notary Public in and for said State and County, do hereby certify that and Tina Jones of **GreenPoint Mortgage Funding, Inc.**, a Corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 17 day of NOV, 2008.



(Printed Notary Name)

Kay Coats
Notary Public (Signature)
My Commission Expires

My Commission Expires
November 19, 2011