



20090203000034770 1/2 \$118.00
Shelby Cnty Judge of Probate, AL
02/03/2009 01:58:49PM FILED/CERT

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

Send Tax Notice to:
Frances Hodge

3449 Birchtree Drive
Hoover, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred three thousand nine hundred and 00/100 Dollars (\$103,900.00) to the undersigned, HSBC Bank USA, National Association as Trustee for Nomura home Equity Loan Trust, Series 2006-WF1, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Frances Hodge, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 521, according to the Survey of Weatherly Aberdeen Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of 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 Grantee herein assume and agree to pay.
3. Restrictions, covenants and conditions as set out in instruments recorded in Instrument No. 1996-38572, and amended by Instrument No. 1996-39753, in the Probate Office of Shelby County, Alabama
4. Lake Covenants as set out in instrument recorded in Instrument No. 1996/38574, in the Probate Office of Shelby County, Alabama
5. Non-exclusive easement for ingress, egress and utilities as set out in Instrument No. 1995-6002, in the Probate Office of Shelby County, Alabama
6. Covenants and agreement for water service and tap fees as set out in Instrument No. 1995-6003, in the Probate Office of Shelby County, Alabama.
7. Non-exclusive perpetual easement for ingress and egress and utilities as set out in Instrument No. 1993-37547, as assigned in Instrument No. 1993-40410, in the Probate Office of Shelby County, Alabama.
8. Mineral and Mining Rights as recorded in Instrument No. 1996/22996.
9. Easement and building lines as shown on recorded plat.
10. Less and except any part of subject property lying within a public road.
11. Restrictions, limitations and conditions as set out in Map Book 21, Page 148.
12. Riparian rights, if any, in and to the use of lake.
13. 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. 20080806000315070, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of January, 2009.

HSBC Bank USA, National Association as Trustee for Nomura
home Equity Loan Trust, Series 2006-WF1
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc., as Attorney in Fact

By: _____

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF Iowa

COUNTY OF Polk

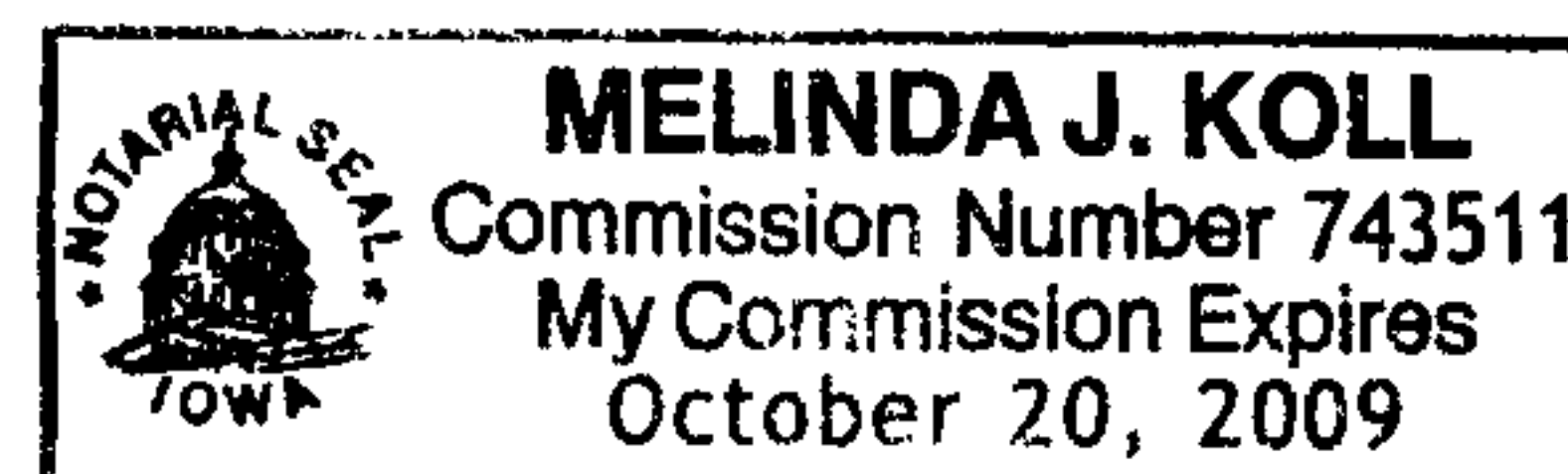
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Nicole Robinson, whose name as VP of Wells Fargo Bank,
N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for HSBC Bank
USA, National Association as Trustee for Nomura home Equity Loan Trust, Series 2006-WF1, 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, acting in its capacity as
Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 9 day of January, 2009.

Melinda J. Koll
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2008-003164



Shelby County, AL 02/03/2009
State of Alabama

Deed Tax: \$104.00