

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

Send Tax Notice to:
Jerry W. Lowery

3449 ~~Birch~~ Birchtree Dr.
 Hoover, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred nine thousand and 00/100 Dollars (\$109,000.00) to the undersigned, HSBC Bank USA, NA as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AR6, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jerry W. Lowery (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Map and Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama; being situated in 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. Restrictions as shown on recorded plat.
4. 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. 20080408000142300, 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
9th day of January, 2009.



HSBC Bank USA, NA as Trustee for Nomura Asset
Acceptance Corporation Mortgage Pass Through
Certificates Series 2005-AR6
By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

By: [Signature]
Jana Scherf
Its Vice President Loan Documentation

STATE OF MN

COUNTY OF Dakota

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jana Scherf, 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, NA as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass
Through Certificates Series 2005-AR6, 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 9th day of January, 2009.

[Signature: Susan Marie Feig]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001046

Shelby County, AL 02/05/2009
State of Alabama
Deed Tax: \$109.00

