

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

Send Tax Notice to:
Alexander Eugene Hood
LaToya Denise Hood
235 Silver Creek Pk.
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred thirty thousand and 00/100 Dollars (\$130,000.00) 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 Alexander Eugene Hood, and LaToya Denise Hood, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144 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 Grantees herein assume and agree to pay.
3. Building and setback lines, restrictions, covenants and conditions of record.
4. Building and setback lines of 30 feet recorded in Map Book 26, Page 144.
5. 5 foot easement on South lot line as per plat.
6. Transmission line permit to Alabama Power Company recorded in Deed Book 101, Page 25; Deed 105, Page 26 and Deed Book 117, Page 280.
7. Easement granted Plantation Pipeline recorded in Deed Book 112, Page 378.
8. Agreement with the City of Alabaster recorded in Instrument No. 1998-29227.
9. Restrictive covenants recorded in Instrument No. 2000-30023 and amended in Instrument No. 2001-20837.
10. 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. 20090126000024040, in the Probate Office of Shelby County, Alabama.

\$ 132,795⁰⁰ 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.



20090415000138100 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/15/2009 09:44:04AM FILED/CERT

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

HSBC Mortgage Services, Inc.

By: _____

Its _____

Maria I. Ortega

Asst. Vice President

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Maria I. Ortega, whose name as Asst. Vice President 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 24 day of March, 2009.

Marianne Han
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-000255

