

T008-508296

This document prepared by:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031

Record and Return to:

MATTHEW CAMP AND ALISHA CAMP  
59 Nichols Road  
Chelsea, AL 35043



20090427000152260 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/27/2009 09:04:33 AM FILED/CERT

Space Above This Line For Recorders Use Only

STATE OF ALABAMA  
COUNTY OF Shelby

SPECIAL WARRANTY DEED

*THIS INDENTURE* made and entered into on this 1 day of April, 2009, by and between HSBC MORTGAGE SERVICES, INC. hereinafter referred to as Grantor(s) and MATTHEW CAMP AND ALISHA CAMP, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 59 Nichols Road, Chelsea, AL 35043, hereinafter referred to as Grantee(s).

*WITNESSETH:* That the said Grantors, for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Instrument/Document/Book: 20081027000418120, Page: \_\_\_\_\_,  
Recorded: 10/27/08, in the office aforesaid.

\$ 114,000 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* the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Shelby County, AL 04/27/2009

State of Alabama

Deed Tax : \$6.00



20090427000152260 2/3 \$23.00  
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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY:

  
Maria I. Ortega  
Asst. Vice President

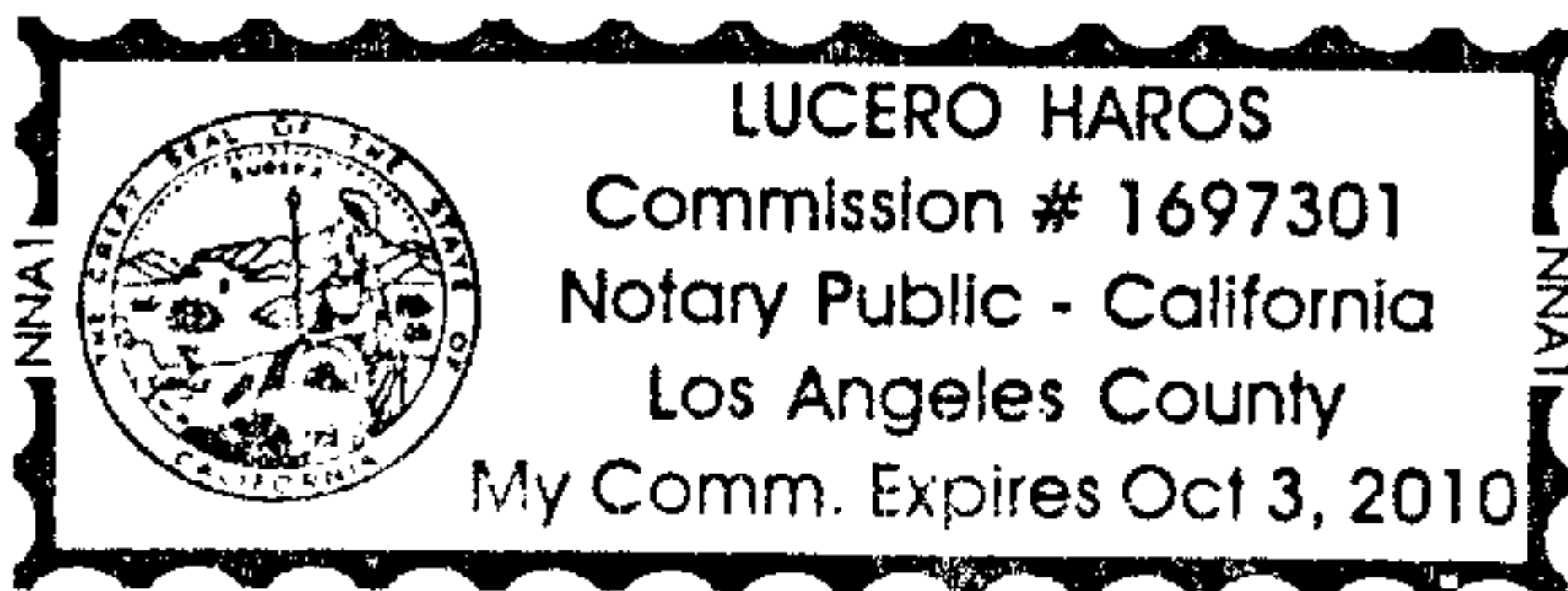
STATE OF CALIFORNIA  
COUNTY OF L.A. }

On 4/6/09 before me, Lucero Haros, personally  
appeared Maria I. Ortega, who proved to me on the basis of satisfactory evidence to be the  
person(s) whose names ~~(A) is/are subscribed to the~~ within instrument and acknowledged to me that he/she/they executed the same in  
the his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature  (Seal)





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EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4, SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER - QUARTER SECTION A DISTANCE OF 300.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 89 DEGREES 00 MINUTES 20 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 305.00 FEET TO A STEEL PIN CORNER; THENCE TURN A DEFLECTION ANGLE OF 90 DEGREES 59 MINUTES 40 SECONDS TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 265.48 FEET TO A STEEL PIN CORNER ON THE EAST MARGIN OF A PAVED COUNTY ROAD; THENCE TURN A DEFLECTION ANGLE OF 86 DEGREES 45 MINUTES 05 SECONDS TO THE RIGHT AND RUN NORTHERLY ALONG SAID MARGIN OF SAID ROAD A DISTANCE OF 5.07 FEET TO THE P/C. OF A CURVE TO THE LEFT; THENCE TURN A DEFLECTION ANGLE OF 02 DEGREES 36 MINUTES 59 SECONDS LEFT TO CHORD AND RUN NORTH - NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 84.09 FEET TO A P.O.C. ON THE CURVE; THENCE TURN A DEFLECTION ANGLE OF 09 DEGREES 56 MINUTES 39 SECONDS TO THE LEFT O CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 69.73 FEET TO A P.O.C. ON THE CURVE; THENCE TURRN A DEFLECTION ANGLE OF 13 DEGREES 31 MINUTES 49 SECONDS TO THE LEFT TO CHORD AND CONTINUE NORTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 1972 FEET TO A STEEL PIN ON THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 12; THENCE TURN A DEFLECTION ANGLE OF 28 DEGREES 20 MINUTES 43 SECONDS RIGHT FROM CHORD AND RUN NORTHERLY ALONG SAID QUARTER - QUARTER LINE OF DISTANCE OF 131.97 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA

Our File No. ANA20093117