



20090501000161440 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/01/2009 12:39:44 PM 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:  
Glen A. Joiner

2866 Jointertown Rd.  
Columbiana, AL 35051

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of forty-nine thousand and 00/100 Dollars (\$49,000.00) to the undersigned, HSBC Mortgage Services, Inc., a corporation, (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 Glen A. Joiner, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 5 & 6 of Block 2 of W.Y. Johnson's Addition to the town of Columbiana, Shelby County, Alabama as shown by map and survey of said subdivision recorded in Map Book 3, Page 59 in the Office of the Judge of Probate 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions as shown on recorded plat.
5. 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. 20080929000385040, in the Probate Office of Shelby County, Alabama.

\$ 86,785.92 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 1st day of April, 2009.

HSBC Mortgage Services, Inc.

By: 

Its

Maria I. Ortega  
Asst. Vice President

STATE OF CA.

COUNTY OF L.A.

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 1st day of April, 2009.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-003928

