

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

Send Tax Notice to:
Nicole Blount Kirksey

786 Old Cahaba Dr.
Helena, AL 35880

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred sixty-five thousand and 00/100 Dollars (\$165,000.00) 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 Nicole Blount Kirksey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 613, according to the Survey of Old Cahaba, Westchester II Sector, as recorded in Map Book 24, Page 68, 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 appearing of record in Inst. No. 1998-29993.
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. 20081208000459570, in the Probate Office of Shelby County, Alabama.

\$ 162,011⁰⁰ 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
30 day of April, 2009.

HSBC Mortgage Services, Inc.

By: 

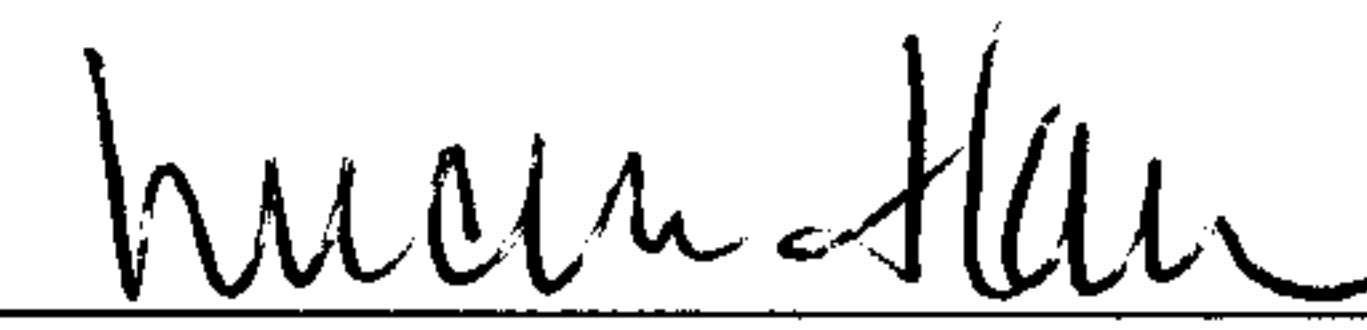
Its Maria I. Ortega
Asst. Vice President

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 30 day of April, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-005053

