



20090826000328130 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/26/2009 09:25:01 AM 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:
Jason L'Hoste

PO Box 383004
Birmingham, AL 35238-3004

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty-nine thousand and 00/100 Dollars (\$249,000.00) to the undersigned, HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-6, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jason L'Hoste, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2586, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I recorded as instrument No. 20050609000280540 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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. Easement/right-of-way to Birmingham Water and Sewer Board as recorded in Instrument No. 1997-4027 and Inst. No. 1996-25667.
4. Easements, building lines and restrictions as shown on recorded map.
5. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc., of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Inst. No. 1994-07111, amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095, in said Probate Office of Shelby County, Alabama along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Inst. No. 9402-3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
6. Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision 25th Sector, Phase I recorded in Inst. No. 20050609000280540.
7. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) As per plot plan which must be approved by the ARC.
8. Shelby Cable Agreement as recorded in Inst. No. 1997-33476.
9. Lake Easement agreement as recorded in Inst. No. 1993-15705.
10. Easement for ingress and egress as recorded in Inst. No. 1993-15704.
11. Right of Way and agreement with Alabama Power Company as to covenants pertaining thereto, to be recorded in said Probate Office.
12. 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. 20090401000118880, in the Probate Office of Shelby County, Alabama.

\$244,489.00 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 13 day of July, 2009.


HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-6
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact

By: 
Its Christina M. Dorsa, VPL

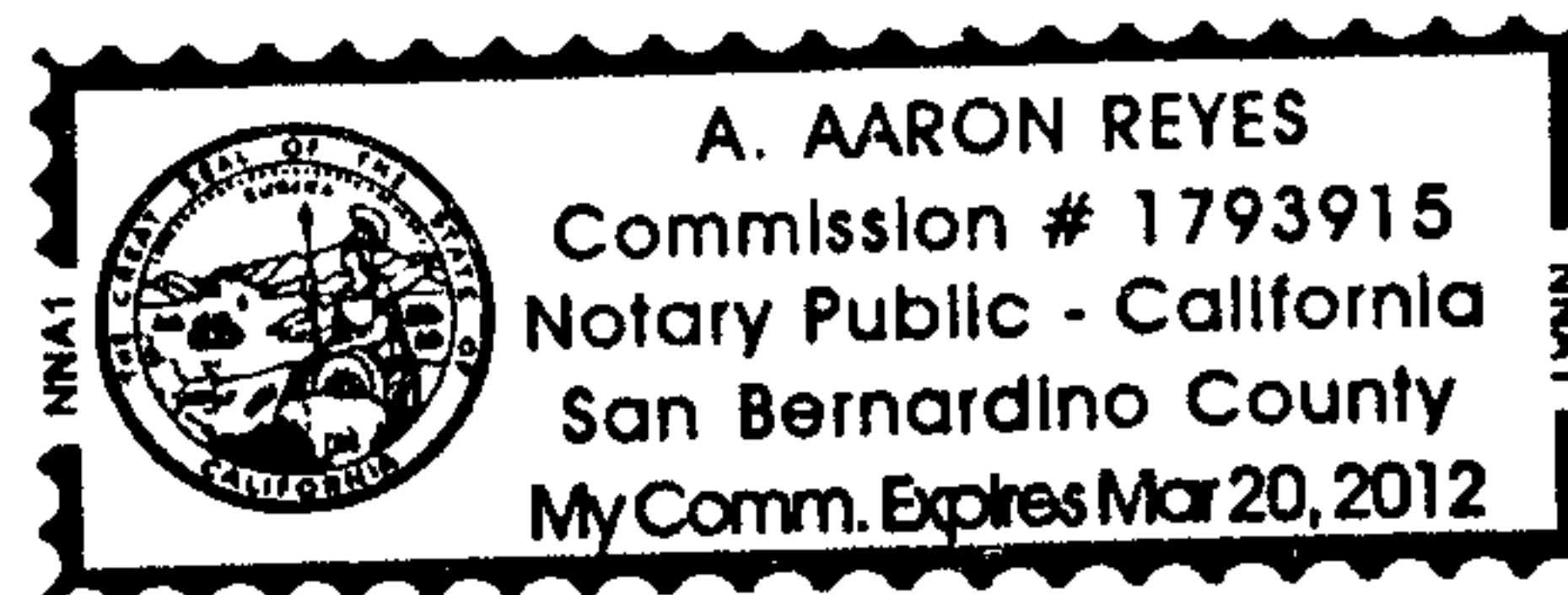
STATE OF California
COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina M. Dorsa, whose name as VPL of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-6, 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 13 day of July, 2009.


NOTARY PUBLIC
My Commission expires: March 20, 2012
AFFIX SEAL

2009-001025



Deed Tax : \$5.00