


INVESTOR NUMBER: 515377473


20090916000353660 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/16/2009 12:29:47 PM FILED/CERT

Household

LOAN NO. 3750828

MORTGAGOR(S): CYRUS AZANI AND AFSANEH BADAKHSHAN

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **HSBC Bank USA, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the survey of Emerald Mountain at Meadowbrook Sector One, as recorded in Map Book 22, Page 84, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **HSBC BANK USA, N.A.**, a corporation, has caused this conveyance to be executed by Craig Hanlon, its Attorney in Fact, who is duly authorized, on the 24 day of Feb, 2009.

HSBC BANK USA, N.A.

[AFFIX SEAL]

By: [Signature]
Its: Craig Hanlon Attorney-in-Fact

STATE OF NW

COUNTY OF Dakota

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Craig Hanlon, whose name as Attorney-in-Fact of HSBC BANK USA, N.A., 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, 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 Feb, 2009.

[Signature]
Notary Public

My Commission Expires: 1-31-14

Please Send Tax Notices to:
Household
Attention: Tanya Wood

636 Grand Regency Boulevard
Brandon, FL 33510

