



20090928000367730 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/28/2009 08:12:58 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:  
Tyler Glenn Cooper  
Brittany Matthews  
513 Walker Road  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand five hundred and 00/100 Dollars (\$109,500.00) to the undersigned, HSBC Bank USA National Association, as Successor Trustee to Wells Fargo Bank N.A., as trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Tyler Glenn Cooper, and Brittany Matthews, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of the Village at Stonehaven, Phase I, as recorded in Map Book 25, Page 119, 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 Grantees herein assume and agree to pay.
3. Easements, building line and restrictions as shown on recorded map.
4. Restrictions appearing of record in Instrument No. 1999-26190 and Instrument No. 2001-11351.
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. 20090213000050940, in the Probate Office of Shelby County, Alabama.

\$ 110,801.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
4 day of August, 2009.

HSBC Bank USA National Association, as Successor  
Trustee to Wells Fargo Bank N.A., as trustee for Bear  
Stearns Mortgage Funding Trust 2006-AC1  
By Wells Fargo Bank, N.A. successor by merger to Wells  
Fargo Home Mortgage, Inc., as Attorney in Fact

By: Yvette Blatchford  
Yvette Blatchford  
Its Official Documentation

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Yvette Blatchford, whose name as Yvette 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 Successor Trustee to Wells Fargo Bank N.A., as  
trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, 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 4 day of August, 2009.

A. Aaron Reyes  
NOTARY PUBLIC  
My Commission expires: March 20, 2012  
AFFIX SEAL

2009-000384

