

20091016000391510 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
10/16/2009 12:31:35 PM FILED/CERT

Shelby County, AL 10/16/2009

State of Alabama

Deed Tax : \$2.50

95001543

STATE OF Alabama

Consideration of \$115,000.00

COUNTY OF Shelby

USLT File No: 95001543

Client File No: 1034620811_03312009

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **ERIN M. FLOREZ** and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County, State of Alabama**, described as follows, to-wit:

The property is commonly known as **203 King James Court, ALABASTER, Alabama 35007** and is more particularly described as follows:

Lot 57, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure as evidenced by foreclosure deed dated March 12, 2009 and recorded in Instrument No. 20090325000110070 in the aforesaid County and State

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **ERIN M. FLOREZ** and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Grantor, Keith Chapman, REO Closing Manager
(title) of **HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC, its attorney in fact**, has caused this conveyance to be

PDA Ref

Inst. Num- 20090331000117930

\$112,917.⁰⁰ of above purchase price was paid
From proceeds of a loan and mortgage closed
simultaneously herewith.

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executed in its name by its undersigned officer, and its corporate seal affixed, this 28th day of Sept, 2009.

HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates

By:

Keith Chapman, **REO Closing Manager**, FOR
Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC, Attorney-In-Fact



STATE OF FLORIDA
COUNTY OF ORANGE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Keith Chapman, whose name as **REO Manager** of Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing, LLC, appearing as attorney-in-fact for HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates, 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 said conveyance, he/she, in his/her capacity as Reo manager for said limited liability company and in its capacity as attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 28 day of Sept, 2009

Jewett Simpson
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Jewett Simpson
Commission # DD897970
Expires: JULY 25, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by:	Mail to:
Maxwell D. Carter, Esq.	Maxwell D. Carter, Esq.
1023 Edenton Street	203 King James Court
Birmingham, AL 35242	ALABASTER, Alabama 35007
(205) 967-2509	