

**This Document Prepared By:**

Allison Bourke

Title2land, LLC

11851 Wentling Ave.

Baton Rouge, LA 70816

(800) 549-6684

As a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

**Return to:**

Title2Land, LLC

11851 Wentling Ave., Suite A

Baton Rouge, Louisiana 70816

**Source of Title:** 20090911000348710

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 15<sup>th</sup> of December, 2009 between **HSBC Bank USA, National Associations, as Trustee for the holders of the Wachovia Mortgage Loan Trust, LLC Mortgage Pass Through Certificates, Series 2007-A Certificates** as grantor(s) pursuant to that grant of authority on file and of record; whose address is 10790 Rancho Bernardo Road, San Diego, CA 92127 to **Bobby L. Lynch and Mevlene R. Lynch**, married, as grantee, whose address is 2013 Watermill Lane, Birmingham, AL 35242-2411.

**WITNESSETH:** that the grantors, for in consideration of the sum of **FOUR HUNDRED THIRTY ONE THOUSAND AND 00/100 (\$431,000.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

**Lot 333, according to the Map of Highland Lakes, 3rd Sector, Phase V, an Eddleman Community as recorded in Map Book 24, Page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, common areas, 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. No. 1996-17543 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase V, recorded as Inst. #1998-29633 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

**Municipal Address: 2013 Watermill Lane, Birmingham , AL, 35242-2411**  
**Parcel ID: 09-2-04-0-003-148**

**The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.**

**Being the same property acquired by Foreclosure Deed of Property from Harold J. Weidenfeld, Jr. and Louise Weidenfeld to HSBC Bank USA, National Associations, as Trustee for the holders of the Wachovia Mortgage Loan Trust, LLC Mortgage Pass Through Certificates, Series 2007-A Certificates dated July 29, 2009 and recorded September 11, 2009 as 20090911000348710, of the official records of Shelby County, Alabama.**



**Send Tax Bill To: Bobby L. Lynch and Mevlene R. Lynch, \_\_\_\_\_.**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

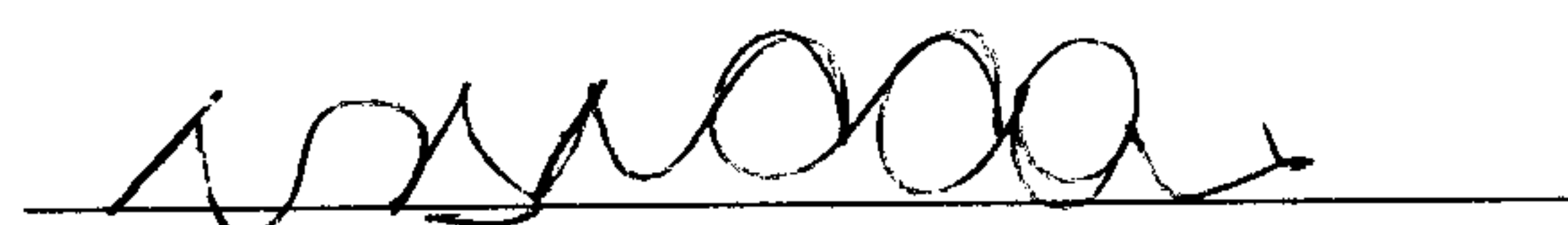
**SUBJECT** to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office Instrument # 2006925000473790; said mortgage Foreclosure Deed dated 07/29/09 and filed for record in said Probate Office in Instrument # 20090911000348710.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantors hand and seal the day and year first above written.

**HSBC Bank USA, National Associations, as  
Trustee for the holders of the Wachovia  
Mortgage Loan Trust, LLC Mortgage Pass  
Through Certificates, Series 2007-A  
Certificates**

  
**BY: Michele McCoy**  
**Authorized Agent: Vice President**

Deed Tax : \$431.00

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

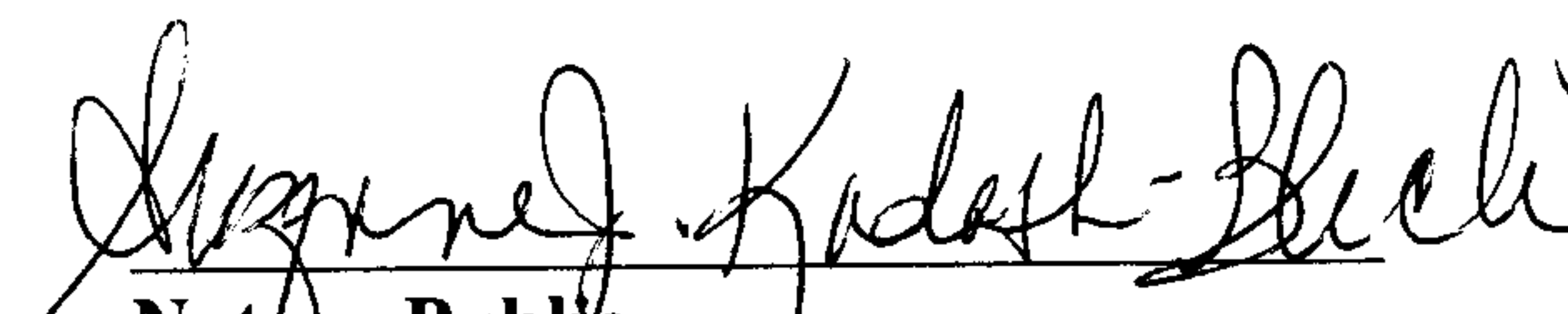
Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that **Michele McCoy**, whose name as Authorized Agent for **HSBC Bank USA, National Associations, as Trustee for the holders of the Wachovia Mortgage Loan Trust, LLC Mortgage Pass Through Certificates, Series 2007-A Certificates**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 15<sup>th</sup> of December, 2009.

My commission expires: 5/21/2014



**SUZANNE J. KADASH-BLICK**  
Notary Public, State of Ohio  
My Commission Expires  
5/21/2014

  
**Notary Public**