

20100126000025610 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
01/26/2010 01:31:35 PM FILED/CERT

Shelby County, AL 01/26/2010
State of Alabama
Deed Tax : \$25.00

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-091000238S

Send Property Tax Notice to:

1494 Dansford Court
Marietta GA 30062

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars (\$124,500.00) cash in hand paid to

HSBC Mortgage Services, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Joel Edward Steber

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama.

Property Address: 1056 Independence Court, Alabaster, AL 35007
Parcel ID#13 8 27 4 002 063.000

Source of Title: Instrument #20090700000262580

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20090700000262580.

\$ 99,500.00 of the consideration was paid from the proceeds of a first mortgage and 12450.00 for a second mortgage filed simultaneously herewith.

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IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this _____ day of _____, _____.

HSBC Mortgage Services, Inc.
By: LPS Asset Management Solutions, Inc.
Attorney in Fact

BY: _____ (Name)
Norma J. Dudgeon, AVP
Its: _____ (Title)

For: _____
Attorney in Fact

State of _____
County of _____

I, **Heidi Di Sano**, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, **Norma J. Dudgeon, AVP** of _____, whose name as Attorney-in-Fact for HSBC Mortgage Services, Inc., is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12 day of December, 2009

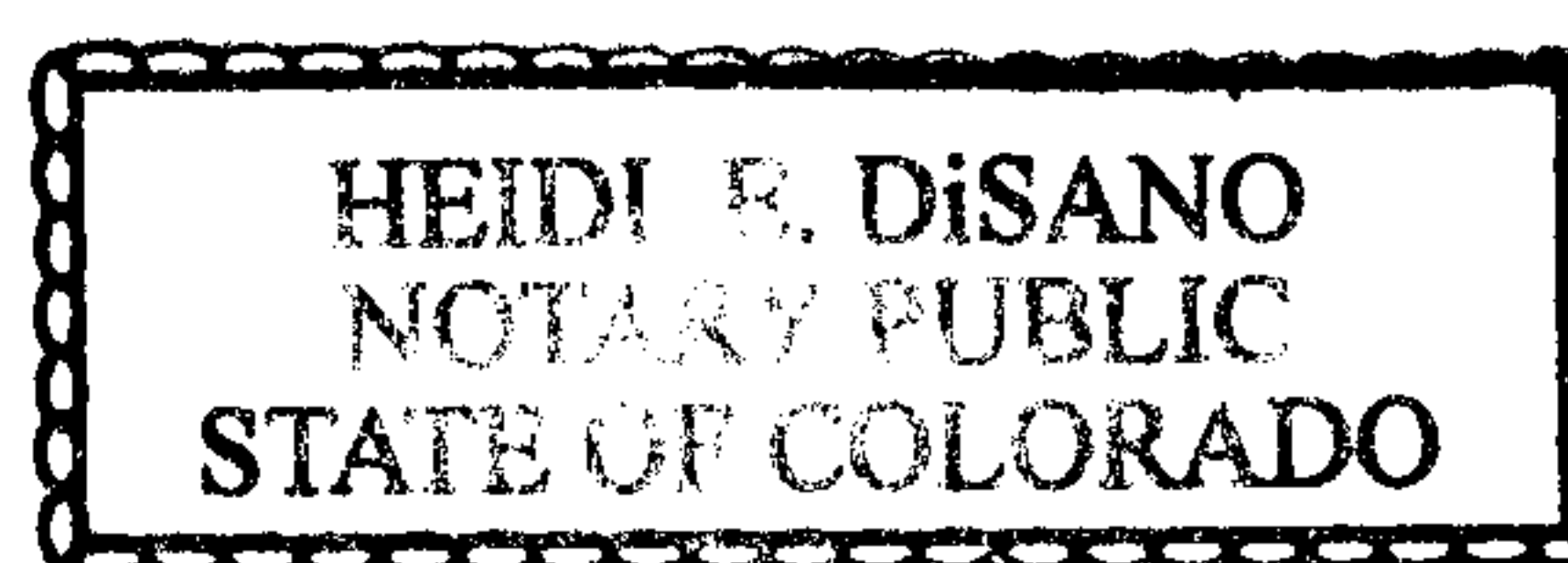
Notary Public

My Commission Expires: _____

[Seal]

Reference:

1056 Independence Court
Alabaster, AL, 35007
Servicer Loan #: none



My Commission Expires 06/17/2013