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Shelby Cnty Judge of Probate, AL  
01/28/2010 03:28:39 PM 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:  
Cara N. Basilio

729 3rd St. NE  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Eight Thousand Five Hundred and 00/100 Dollars (\$88,500.00) to the undersigned, HSBC Bank USA, National Association, as Trustee for the Benefit of the Certificateholders of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2007-3, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Cara N. Basilio, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama, being situated in 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 Grantee herein assume and agree to pay.
3. Restrictive covenants recorded in Instrument No. 1997-3296.
4. Right of way granted to South Central Bell Telephone Co. recorded in Deed Book 292, Page 620.
5. Terms, agreements and rights-of-way to Alabama Power Company recorded in Instrument No. 1997-19423.
6. Declaration of protective covenants, restrictions, easements, rights and lien recorded in Instrument No. 1997-3296.
7. Rights of owners or property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to, roof, foundation, party walls, walkway and entrance.
8. Right of way granted to Alabama Power Company recorded in Deed Book 133, Page 82.
9. Easements to AT&T recorded in Deed Book 109, Page 191.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.



11. 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. 20090421000144580, in the Probate Office of Shelby County, Alabama.

\$ 25,000.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of December, 2009.

*Collette Lobo*

Collette Lobo

HSBC Bank USA, National Association, as Trustee for the Benefit of the Certificateholders of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2007-3

By: *Sandra Castillo*

Its

*Sandra Castillo*  
Sandra Castillo  
Assistant Vice President

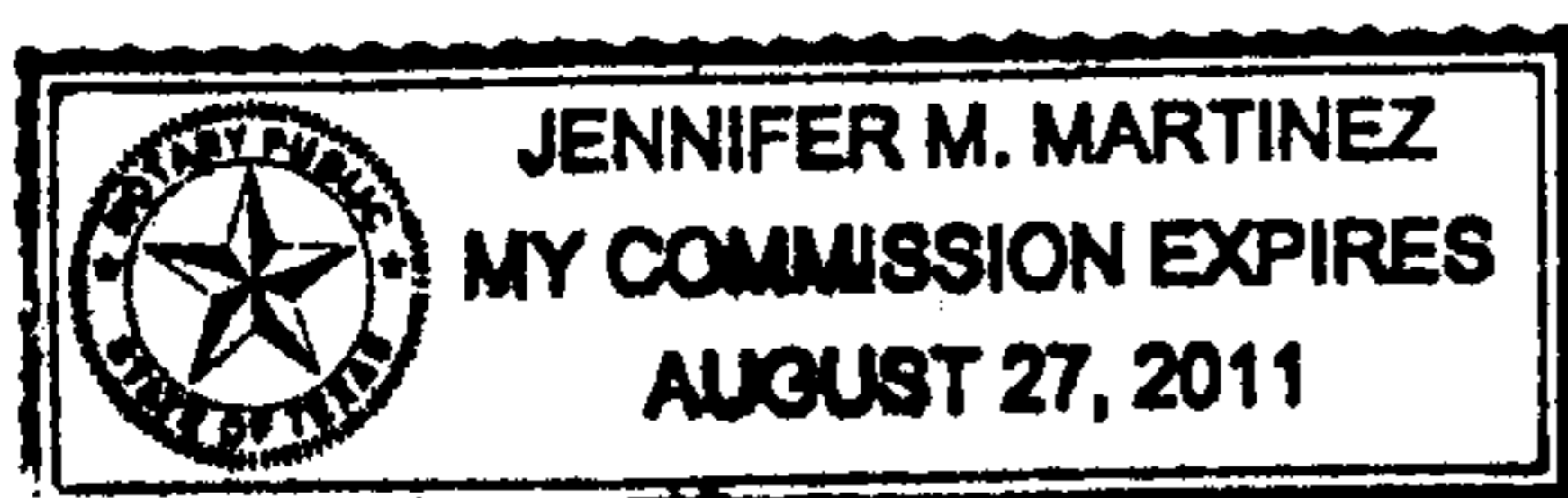
LITTON LOAN SERVICING, LP  
ATTORNEY-IN-FACT

STATE OF TX

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Castillo, whose name as Authorized Signatory of HSBC Bank USA, National Association, as Trustee for the Benefit of the Certificateholders of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2007-3, 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.

Given under my hand and official seal, this the 10 day of December, 2009.



2009-001334

*Jennifer M. Martinez*  
NOTARY PUBLIC  
My Commission expires  
AFFIX SEAL

Shelby County, AL 01/28/2010  
State of Alabama  
Deed Tax : \$63.50