

This document prepared by:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031

Record and Return to:

KIMBERLY L. JONES  
1148 VILLAGE TRAIL  
CALERA, AL 35040



20100202000031550 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/02/2010 08:14:13 AM FILED/CERT

Space Above This Line For Recorders Use Only

*79-505831*  
STATE OF ALABAMA  
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

*THIS INDENTURE* made and entered into on this 14 day of JANUARY, 2009, by and between HSBC MORTGAGE SERVICES INC. hereinafter referred to as Grantor(s) and KIMBERLY L. JONES, A SINGLE WOMAN 1148 VILLAGE TRAIL, CALERA, AL 35040, hereinafter referred to as Grantee(s).

*WITNESSETH:* That the said Grantors, for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 20091116000425780, Recorded: 11/16/2009

\$ 105,000.00 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* the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HSBC MORTGAGE SERVICES INC.

BY: [Signature]

John S. Holman  
Asst. Vice President

John S. Holman  
Asst. Vice President

STATE OF CALIFORNIA  
COUNTY OF LA } ss.

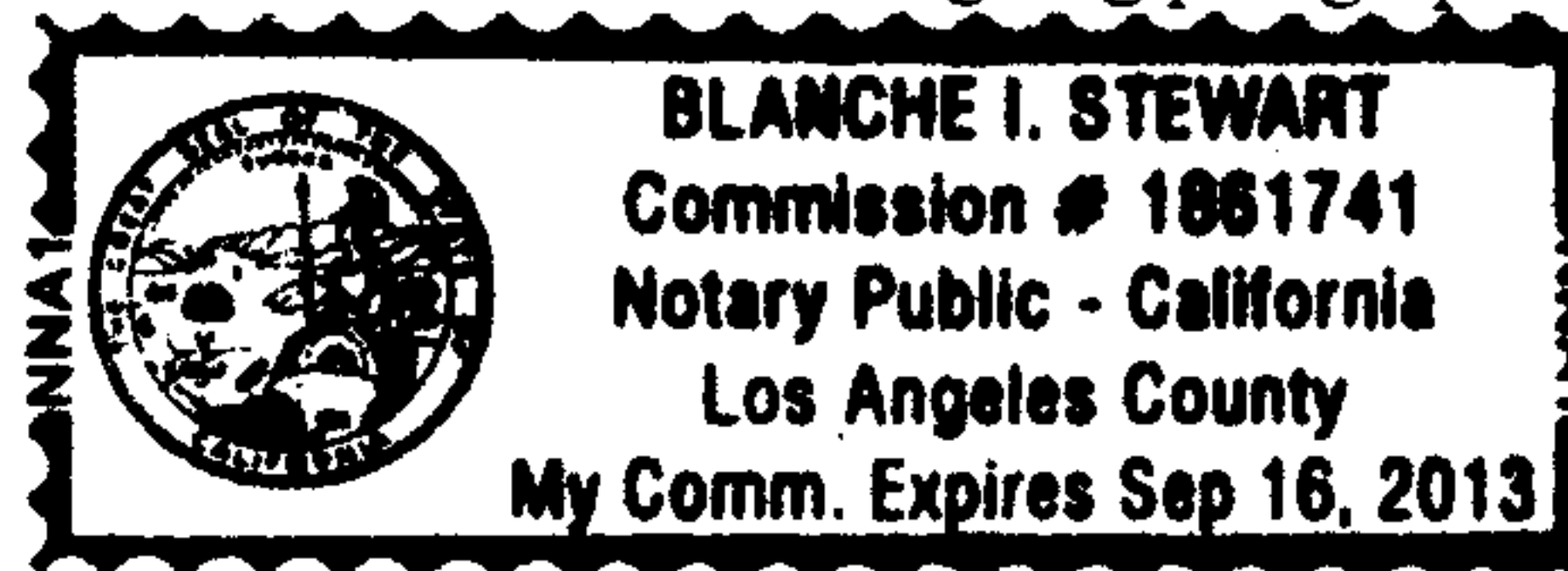
On 12/29/09, before me BLANCHE I. STEWART, a Notary Public,  
(insert name and title of the officer)

personally appeared John S. Holman  
Asst. Vice President  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
(SIGNATURE OF NOTARY) SEAL



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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 106, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE - SECTOR 2, AS RECORDED IN MAP BOOK 30, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 1148 VILLAGE TRAIL, CALERA, AL 35040

Our File No. ANA200914902