

Shelby County, AL 03/01/2010

State of Alabama

Deed Tax : \$165.00

This document prepared by:

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

Record and Return to:

JIONG ZHANG
508 SUNSET LAKE LANE
CHELSEA, AL 35043



20100301000058600 1/3 \$182.00
Shelby Cnty Judge of Probate, AL
03/01/2010 09:58:30 AM FILED/CERT

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79-506099
STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 1st day of February 2010, by and between HSBC BANK USA, N. A. hereinafter referred to as Grantor(s) and JIONG ZHANG, A MARRIED MAN 508 SUNSET LAKE LANE, CHELSEA, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) 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 20091027000403590, Recorded: 10/27/2009

\$ N/A 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 BANK USA, N. A.

BY:

Maria I. Ortega
Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LA } ss.

On February 1 2010, before me Blanche I. Stewart, a Notary Public,
Maria I. Ortega (insert name and title of the officer)

personally appeared 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.

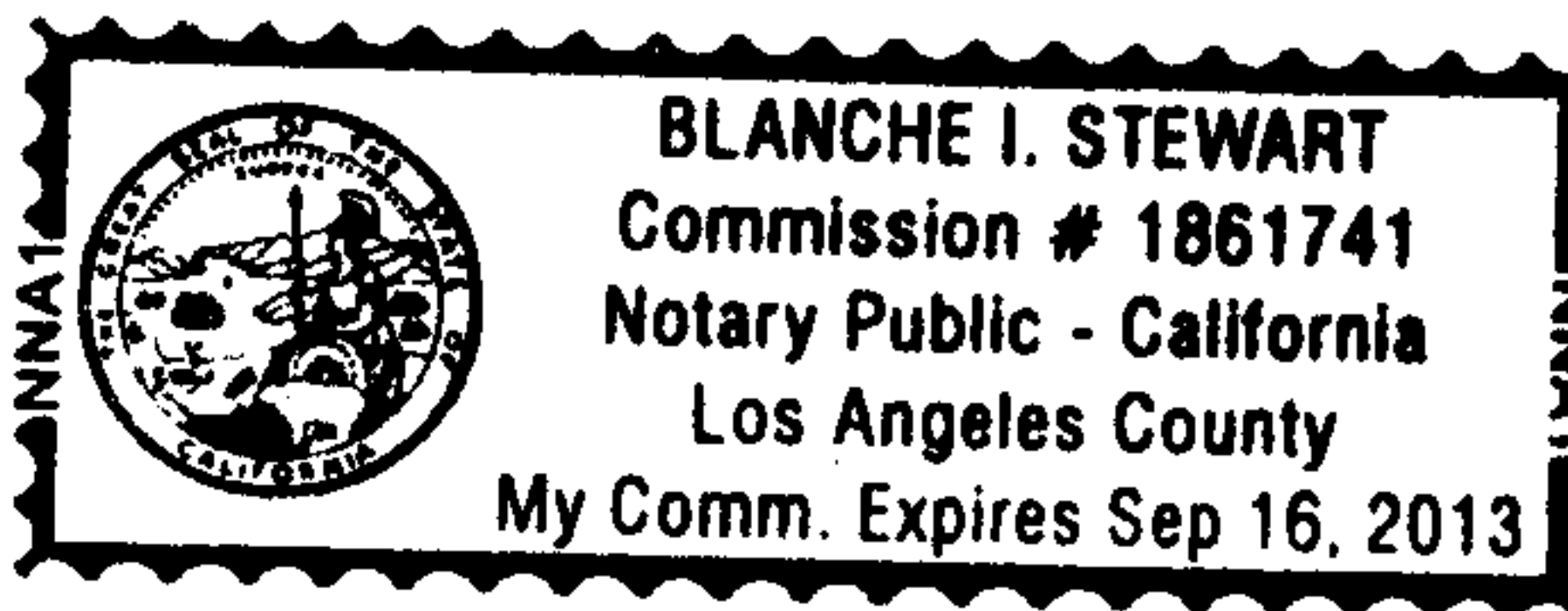
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Blanche I. Stewart
(SIGNATURE OF NOTARY)

SEAL

BLANCHE I. STEWART



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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 3, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE 2, AS RECORDED IN MAP BOOK 31, PAGE 73, IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 508 SUNSET LAKE LANE, CHELSEA, AL 35043

Our File No. ANA201001256


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