This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: OPM Investments LLC

118 Moulton Si St. Decatur, Ac 3560

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-five thousand and 00/100 Dollars (\$45,000.00) to the undersigned, HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AR4, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (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 OPM Investments LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of 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. Restrictions appearing of record in Misc. 2, Page 224.
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 277, Page 640.
- 5. 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. 20090826000329830, in the Probate Office of Shelby County, Alabama.

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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.







Shelby Cnty Judge of Probate, AL 04/20/2010 08:54:22 AM FILED/CERT IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of April, 2010.

HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AR4 By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact By: **Brent Greenup VP Loan Documentation** Manyland recon I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_, whose name as \_\_\_\_\_vP Loan Documentation of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AR4, 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, acting in its capacity as Given under my hand and official seal, this the 124 day of April, 2010.

My Commission expires: Sept-9,2013

NOTARY PUBLIC

AFFIX SEAL

2009-002720

STATE OF

**COUNTY OF** 

iscent Greenul

Attorney in Fact as aforesaid.

MICHAEL A MOSS

Notary Public

Frederick County

Maryland

My Commission Expires Sep 9, 2013

