



20100430000133750 1/2 \$69.50  
Shelby Cnty Judge of Probate, AL  
04/30/2010 01:50:17 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:  
Charles E. English Sr.

Brenda D. English

*62 English Drive*  
*Wilsonville, AL 35186*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-four thousand five hundred and 00/100 Dollars (\$54,500.00) to the undersigned, HSBC Bank USA, National Association, a corporation, by BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charles E. English Sr., and Brenda D. English, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of Kingwood First Addition, as recoded in Map Book 6, Page 90, in the Probate Office 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 55 Page 454; Volume 235, Page 224; Volume 299, Page 150; Volume 299, page 156; Volume 299, page 132; Volume 299, Page 138 and Volume 299, Page 144.
4. Restrictions recorded in Misc. Volume 15, page 892; Misc. Volume 16, Page 361 and Map Book 6, Page 90
5. Agreement with Alabama Power Company recorded Misc. Volume 16, Page 354
6. Mineral and mining rights recorded in Deed Book 339, Page 487
7. 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. 20081230000478330, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
27 day of April, 2010.

HSBC Bank USA, National Association  
By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact  
BAC GP, LLC, its General Partner

By: Dawn Eddings  
Dawn Eddings  
Its Assistant Secretary

STATE OF California

Deed Tax : \$54.50

COUNTY OF Ventura

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Dawn Eddings, whose name as Assistant Secretary of BAC  
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for  
HSBC Bank USA, National Association, 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 Attorney in Fact as  
aforesaid.

Given under my hand and official seal, this the 27 day of April, 2010.

Fernando Reyes Mayorga  
NOTARY PUBLIC: Fernando Reyes Mayorga  
My Commission expires: Oct. 23, 2011  
AFFIX SEAL

2009-000604

