

This document prepared by:

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

Record and Return to:

MUN KEUNG TAM AND YIM Y. SZETO
1079 EAGLE HOLLOW DRIVE
BIRMINGHAM, AL 35242

Space Above This Line For Recorders Use Only

709-504012

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 24TH day of MARCH, 2010, by and between HSBC MORTGAGE SERVICES, INC. hereinafter referred to as Grantor(s) and MUN KEUNG TAM AND YIM Y. SZETO, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 1079 EAGLE HOLLOW DRIVE, BIRMINGHAM, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of THREE HUNDRED NINETY TWO THOUSAND AND 00/100 (\$392,000.00) 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 20090723000284010, Recorded: 07/23/2009

\$ 310,400 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.

Shelby County, AL 06/03/2010
State of Alabama
Deed Tax : \$82.00



20100603000174990 1/3 \$99.00
Shelby Cnty Judge of Probate, AL
06/03/2010 11:19:57 AM FILED/CERT

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: *Maria I. Ortega*

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LA } ss.

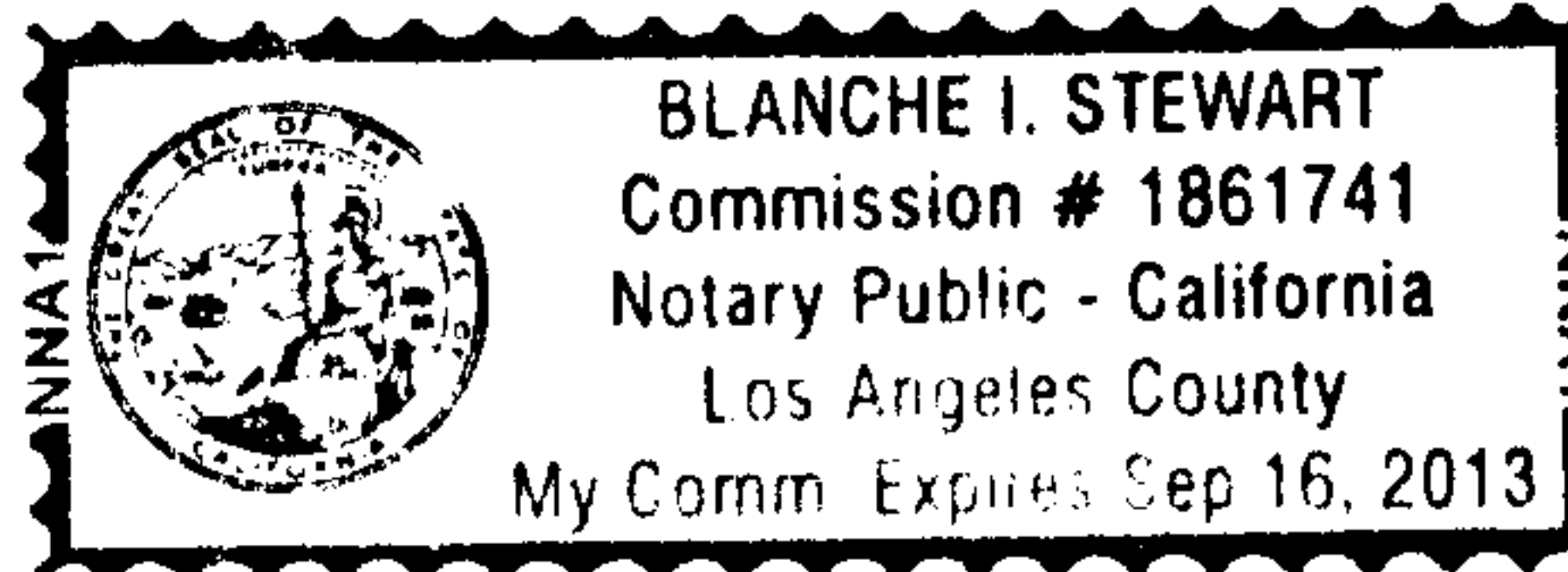
On 3/24/10, before me *Blanche I. Stewart*, a Notary Public,
(insert name and title of the officer) **Maria I. Ortega**

personally appeared *Maria I. Ortega*,
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
Our File No. ANA201003848



20100603000174990 2/3 \$99.00
Shelby Cnty Judge of Probate, AL
06/03/2010 11:19:57 AM FILED/CERT

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:

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO WIT:

LOT 1712, ACCORDING TO THE SURVEY OF EAGLE POINT - 17TH SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PROPERTY UNTO HSBC MORTGAGE SERVICES, INC. ITS SUCCESSORS/HEIRS AND ASSIGNS, FOREVER; SUBJECT, HOWEVER, TO THE STATUTORY RIGHTS OF REDEMPTION FROM SAID FORECLOSURE SALE ON THE PART OF THOSE ENTITLED TO REDEEM AS PROVIDED BY THE LAWS IN THE STATE OF ALABAMA; AND ALSO SUBJECT TO ALL RECORDED MORTGAGES, ENCUMBRANCES, RECORDED OR UNRECORDED EASEMENTS, LIENS, TAXES, ASSESSMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD IN THE AFORESAID PROBATE OFFICE.

PROPERTY COMMONLY KNOWN AS: 1079 EAGLE HOLLOW DRIVE, BIRMINGHAM, AL 35242



20100603000174990 3/3 \$99.00
Shelby Cnty Judge of Probate, AL
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