


This document prepared by:

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


20100610000184000 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
06/10/2010 10:43:34 AM FILED/CERT

Record and Return to:

RUSSELL G. LONG AND WENDY K. LONG
477 HEATHERWOOD DR
BIRMINGHAM, AL 35244

Shelby County, AL 06/10/2010

State of Alabama

Deed Tax : \$13.50

Space Above This Line For Recorders Use Only

STATE OF ALABAMA
COUNTY OF JEFFERSON

RECORDED

T009-506453 PRO

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 11TH day of MAY, 2010, by and between HSBC MORTGAGE SERVICES, INC. hereinafter referred to as Grantor(s) and RUSSELL G. LONG AND WENDY K. LONG, HUSBAND AND WIFE, JOINT WITH RIGHT OF SURVIVORSHIP 477 HEATHERWOOD DR, BIRMINGHAM, AL 35244, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TWO HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$264,000.00) 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 JEFFERSON County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 20091118000429220, Recorded: 11/18/2009

\$ 250,800 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:

Maria H.

Asst. Vice Pres.

STATE OF CALIFORNIA

COUNTY OF L.A. } ss.

On May 11, 2010, before me Lucero Haros, a Notary Public,

Maria (insert name and title of the officer)

personally appeared Asst. Vice Pres.,
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 OF NOTARY)

SEAL

Our File No. ANA201005761

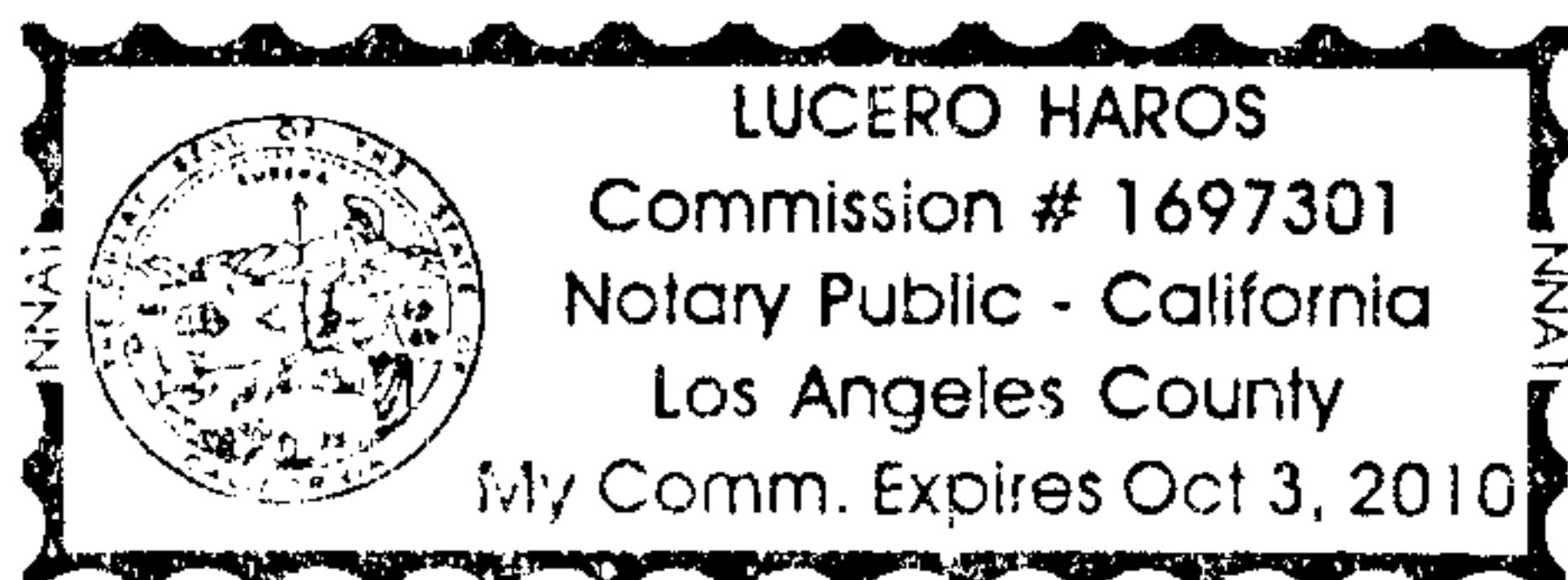



EXHIBIT A

LEGAL DESCRIPTION


20100610000184000 3/3 \$30.50
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THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 21 ACCORDING TO THE SURVEY OF HEATHERWOOD, 4TH SECTOR, AS RECORDED MAP BOOK 9 PAGE 161, 162 AND 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 477 HEATHERWOOD DR, BIRMINGHAM, AL 35244

Parcel ID #: 10-2-09-0-001-001.144