

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Mitchell Stroud
Warren Stroud
312 Dale Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-four thousand and 00/100 Dollars (\$84,000.00) to the undersigned, HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation, Series 2006-WF1, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Mitchell Stroud, and Warren Stroud, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, Block 1, according to the Survey of Green Valley as recorded in Map Book 5, Page 94, Shelby County, Alabama Records.

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. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 1, Page 10.
4. Transmission line permit granted to Alabama Power Company as shown in instruments recorded in Deed Book 101, Page 79, Deed Book 271, Page 242 and Deed Book 126, Page 174.
5. Right of way granted to Alabama Power Company recorded in Deed Book 277, Page 23.
6. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 1, Page 305, and covenants pertaining thereto recorded in Misc. Book 1, Page 308.
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. 20100408000106290, in the Probate Office of Shelby County, Alabama.

\$ 82,883.00 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 Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9th day of June, 2010.

HSBC Bank USA, National Association, as Trustee for Nomura
Asset Acceptance Corporation, Series 2006-WF1
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc., as Attorney in Fact

By:

Yvette Blatchford

Its

Yvette Blatchford

VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

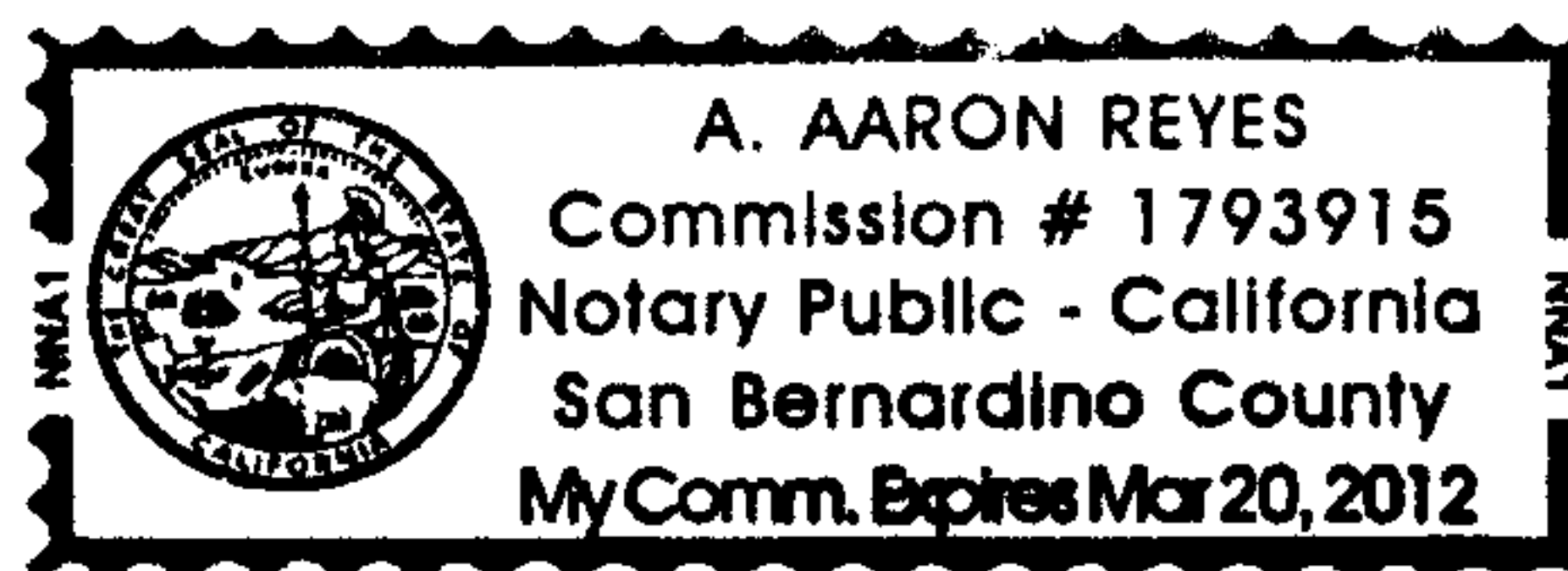
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Yvette Blatchford, whose name as VPLO of Wells Fargo Bank,
N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for HSBC Bank
USA, National Association, as Trustee for Nomura Asset Acceptance Corporation, Series 2006-WF1, 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 9th day of June, 2010.

A. Aaron Reyes
NOTARY PUBLIC

My Commission expires: March 20, 2012
AFFIX SEAL

2010-001644



Deed Tax : \$1.50