

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

Send Tax Notice to:
William B. Cashion

*PO Box 3610
Hueytown AL 35023*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-five thousand and 00/100 Dollars (\$65,000.00) to the undersigned Grantor, HSBC Mortgage Services, Inc., a corporation, (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 William B. Cashion, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to the survey of Southern Hills, as recorded in Map Book 7, Page 72, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 315 Page 215.
4. Restrictions appearing of record in Misc. Book 25, Page 684.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Restrictions as shown on recorded plat.
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. 20081003000392850, 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 Grantee, his/her heirs and assigns, forever.



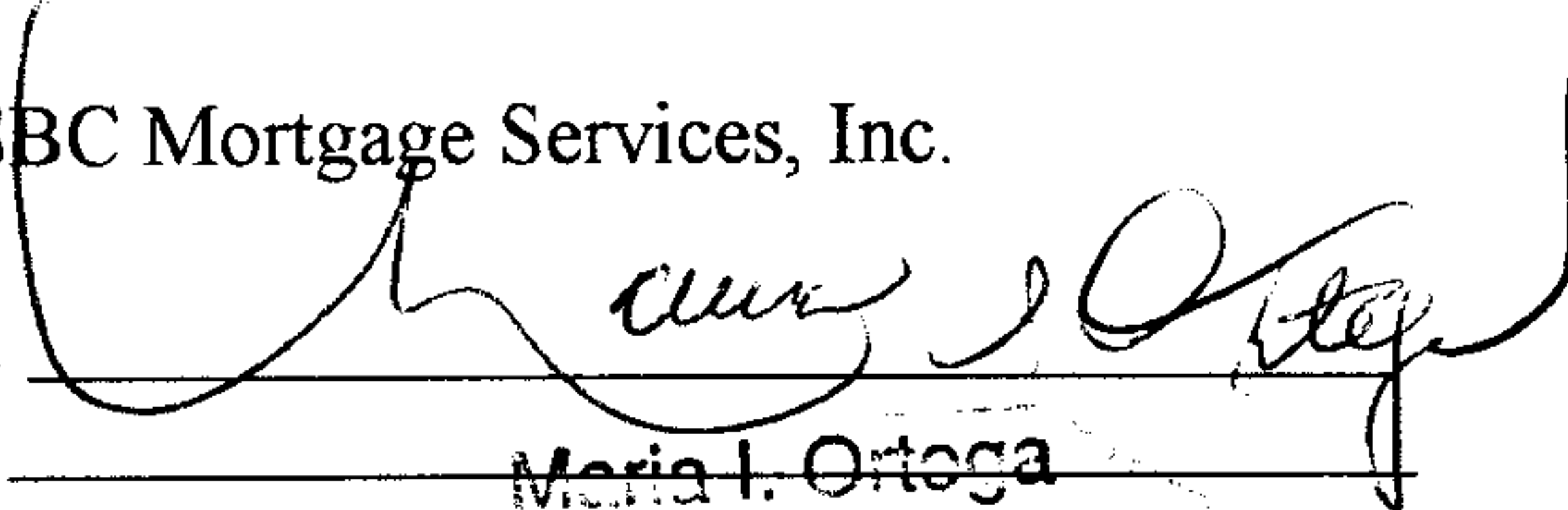
20100928000318680 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/28/2010 10:57:53 AM FILED/CERT

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

HSBC Mortgage Services, Inc.

by,

Its


Maria I. Ortega
Asst. Vice President

Deed Tax : \$65.00



20100928000318680 3/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/28/2010 10:57:53 AM FILED/CERT

State of California

County of Los Angeles

On Sept 15, 2010 before me, Rica Strickland
(insert name and title of the officer)

personally appeared Maria I ORTEGA

who provided 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(~~y~~) 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 Rica Strickland (Seal)



2008-003992