

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

Send Tax Notice to:
Morton Moody

461 Woodside Street
Childersburg, AL 35044

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty thousand and 00/100 Dollars (\$180,000.00) to the undersigned, HSBC Mortgage Services, Inc., a corporation, by LPS Asset Management Solutions, Inc., as Attorney in Fact, (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 Morton Moody, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map and Survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County.

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. Mineral and mining rights recorded in Book 233, Page 800.
4. Restrictions appearing of record in Inst. No. 1996-21729 and Inst. No. 1996-27816.
5. Restrictions as shown on recorded plat.
6. 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. 20100513000150750, 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.



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 LPS Asset Management Solutions, Inc., as Attorney in
Fact

Shelby County, AL 09/28/2010

State of Alabama

Deed Tax : \$180.00

By: [Signature]

Its Norma J. Dudgeon, AVP

STATE OF Colorado
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Norma J. Dudgeon, whose name as AVP of LPS Asset
Management Solutions, Inc., as Attorney in Fact for HSBC Mortgage Services, Inc., 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 15 day of September, 2010.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-002359

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/14/2013