

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, 42 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:

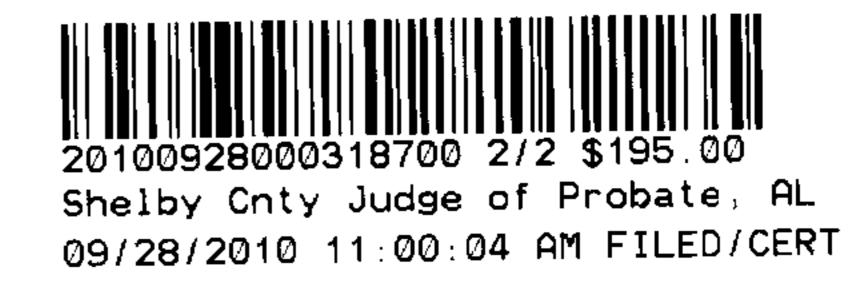
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3. Mineral and mining rights recorded in Book 233, Page 800.
- 4. Restrictions appearing of record 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.







Shelby County, AL 09/28/2010 State of Alabama Deed Tax : \$180.00	HSBC Mortgage Services, Inc. By LPS Asset Management Solutions, Inc., as Attorney in Fact By:  Norma J. Dudgeon, AVP
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma Success, whose name as 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	

2010-002359

MARIA L. OROZCO
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 12/4/20/3