

Mortgage Filed 9/30/10 3:13:25 PM  
20100930000323300 1/2 \$34.00

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

Send Tax Notice to:  
Stephanie Latta

608 Camden Cove  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand and 00/100 Dollars (\$126,000.00) to the undersigned, HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificate Series, 2006-AF1, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Stephanie Latta, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127, according to the survey of Camden Cove, Sector 2, as recorded in Map Book 27, Page 26, 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. Restrictions appearing of record in Inst. No. 2000-23407.
4. 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. 20100329000093380, in the Probate Office of Shelby County, Alabama.

\$ 126,000.00 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 Grantee, his/her heirs and assigns, forever.



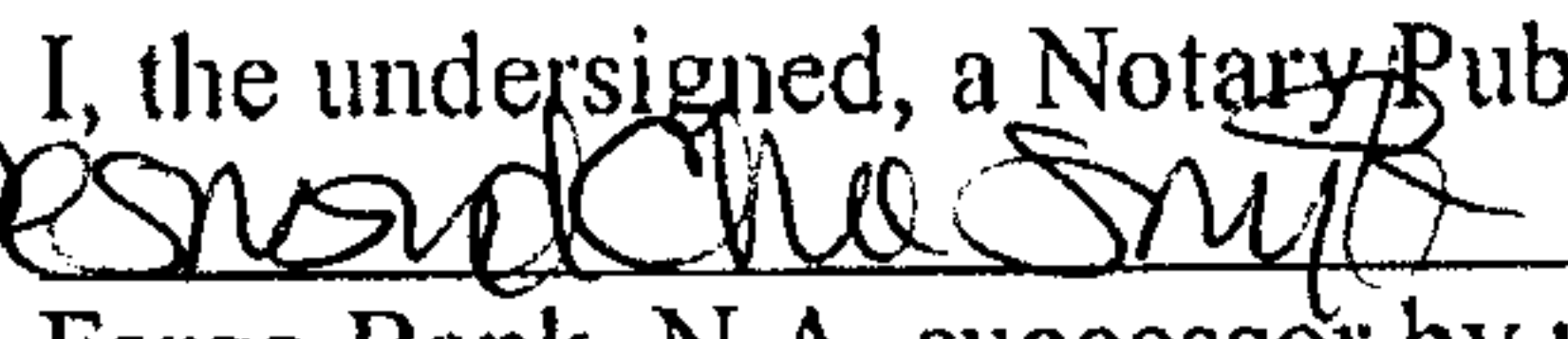
20101015000343760 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/15/2010 09:13:34 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
27<sup>th</sup> day of August, 2010.

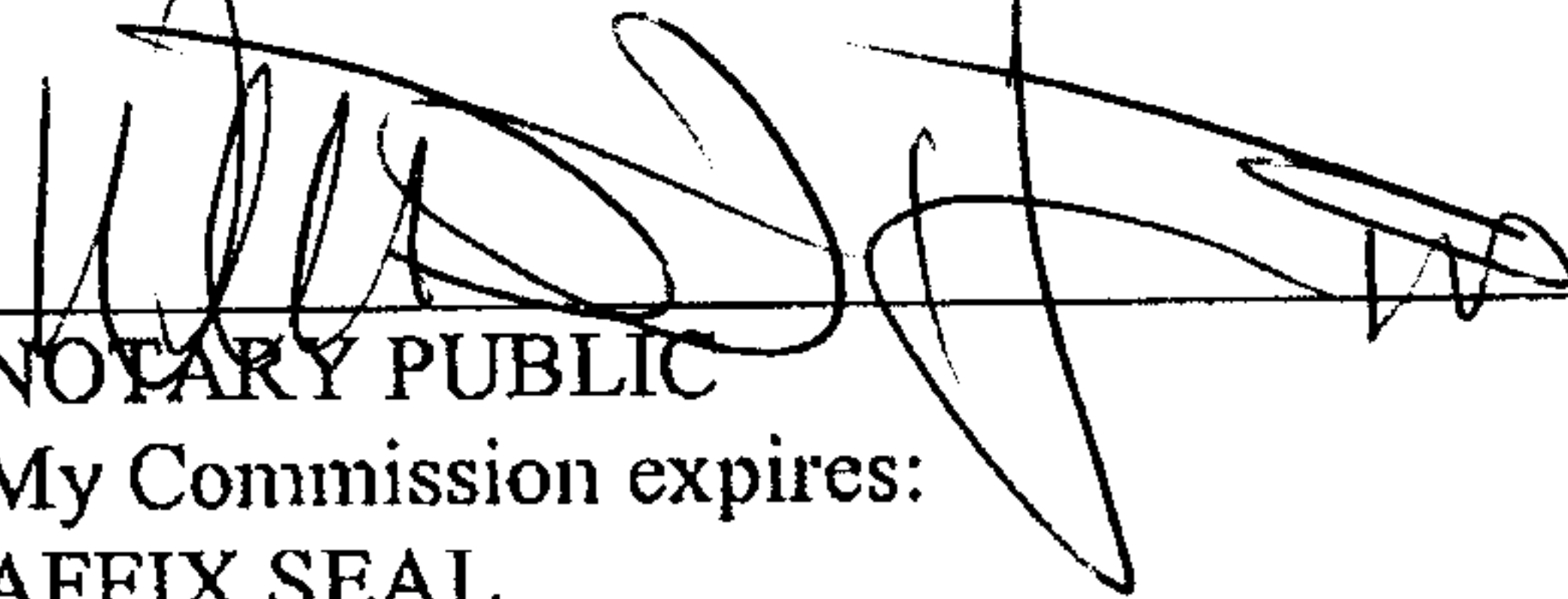
HSBC Bank USA, National Association as Trustee for  
Nomura Asset Acceptance Corporation Mortgage Pass-  
Through Certificate Series, 2006-AF1  
By Wells Fargo Bank, N.A. successor by merger to Wells  
Fargo Home Mortgage, Inc., as Attorney in Fact

By:   
Desmond Cline Smythe  
VP Loan Documentation  
Its \_\_\_\_\_

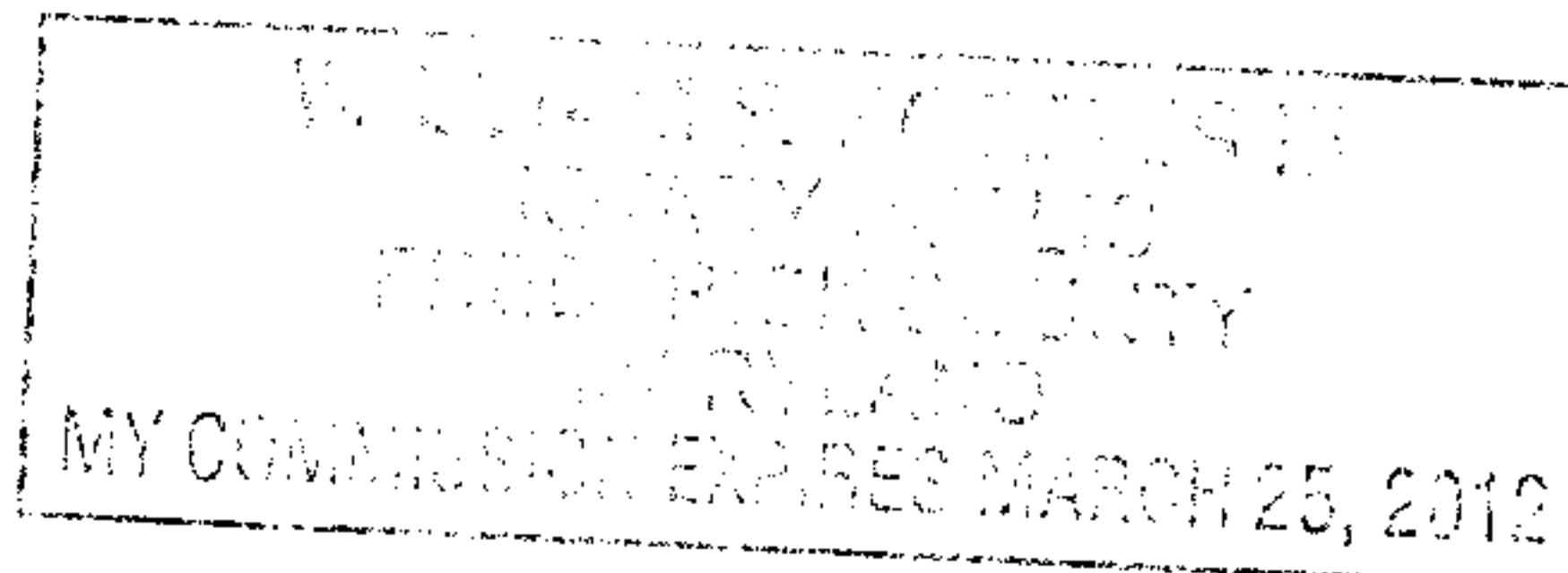
STATE OF MARYLAND  
COUNTY OF FREDERICK


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
, whose name as VP Loan Documentation 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 Mortgage Pass-Through Certificate Series, 2006-AF1, 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 27<sup>th</sup> day of August, 2010.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-001467



  
20101015000343760 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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