

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

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

Send Tax Notice to:
J. Randall Pitts

114 Sand Lake Dr
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-three thousand one hundred and 00/100 Dollars (\$93,100.00) to the undersigned, HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3, 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 J. Randall Pitts, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 21 South, Range 2 West in Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the above said 1/4 - 1/4; thence go Northerly along the West line of said 1/4-1/4 for a distance of 266.30 feet to an iron pin found; thence turn an angle right of 110 degrees 29 minutes 26 seconds and go Easterly for a distance of 4.00 feet to an iron pin set, said point being the point of beginning of the following described parcel; thence continue along the last course for a distance of 309.79 feet to an iron pin found, said point lying on the Westerly right of way of Camp Branch Circle; thence turn an angle right of 105 degrees 30 minutes 00 seconds and go Southwesterly and along said right of way for a distance of 204.48 feet to an iron pin found; thence turn an angle right of 56 degrees 58 minutes 15 seconds and leaving said right of way go Westerly for a distance of 174.00 feet to an iron pin found; thence turn an angle right of 87 degrees 50 minutes 51 seconds and go Northerly for a distance of 264.87 feet to the point of beginning.

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 for ingress and egress recorded in Inst. No. 2005-49530.
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. 20100901000281410, 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.



20101019000349850 2/2 \$108.50
Shelby Cnty Judge of Probate, AL
10/19/2010 03:32:02 PM FILED/CERT

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

HSBC Bank USA, National Association, as Trustee for Wells
Fargo Home Equity Trust 2005-3
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc., as Attorney in Fact

By: *Janene Brennan*

Deed Tax : \$93.50

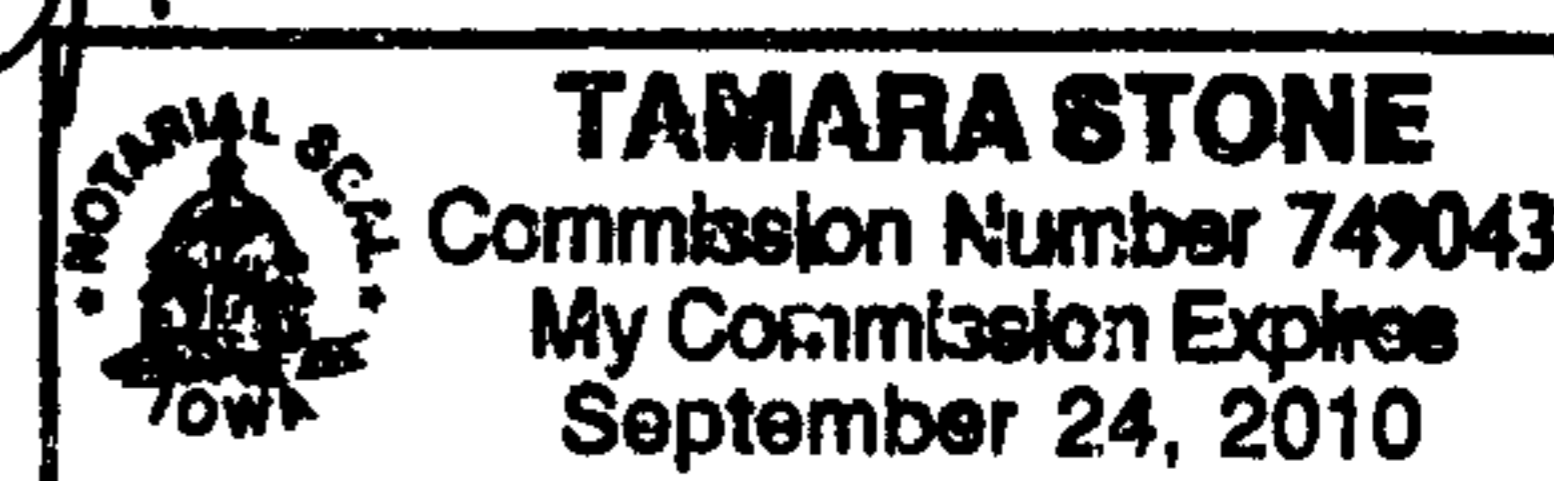
Its **JANENE BRENNAN**
Vice President Loan Documentation

STATE OF *Iowa*
COUNTY OF *Polk*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Janene Brennan whose name as *VP* 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 Wells Fargo Home Equity Trust 2005-3, 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 8 day of October, 2010.

Tamara Stone
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



2010-004216