

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

Send Tax Notice to:
Harvey Lee Jones
Linda Lou Jones

*P.O. Box 469
Shelby AL 35143*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-four thousand nine hundred and 00/100 Dollars (\$44,900.00) to the undersigned, HSBC Mortgage Services, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Harvey Lee Jones, and Linda Lou Jones, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1

The following described Real Estate, situated in Shelby County, Alabama, to wit:
Commence at the Southwest corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron, being the point of beginning of the parcel herein described; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 73.90 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 295.30 feet to a point on the South Right-of-Way line of County Highway 71; thence turn a deflection angle of 88 degrees 54 minutes 50 seconds to the right and run along said Right-of-Way for 67.35 feet; thence turn a deflection of 01 degree 17 minutes 15 seconds to the to the left and run 157.65 feet; thence turn a deflection angle of 92 degrees 22 minutes 24 seconds to the right and run 295.57 feet; thence turn a deflection angle of 88 degrees 04 minutes 51 seconds to the right and run 151.08 feet to the point of beginning. Said parcel is lying in the South 1/2 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.

Less and Except

Commence at the Southwest corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 21.90 feet to an iron, being the point of beginning of the parcel herein described; thence continue along the last described course of 52.00 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 128.81 feet to a point; thence turn a deflection angle of 157 degrees 45 minutes 18 seconds to the right and run 137.29 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.



Parcel II

Commence at the Southwest Corner, Section 14, Township 24 North, Range 15 East; thence run Easterly along the South Boundary of said Section for 1323.89 feet to a rail; thence turn a deflection angle of 89 degrees 45 minutes 25 seconds to the left and run Northerly for 271.51 feet to an iron; thence turn a deflection angle of 70 degrees 41 minutes 37 seconds to the left and run 73.90 feet to an iron; thence turn a deflection angle of 91 degrees 55 minutes 10 seconds to the right and run 128.81 feet to the point of beginning of the parcel herein described, thence continue along the last described course for 166.49 feet to a point on the South Right of Way line of County Highway 71; thence turn a deflection angle of 91 degrees 05 minutes 10 seconds to the left and run along said Right of Way for 43.72 feet to an iron; thence turn a deflection angle of 90 degrees 00 minutes to the left and leaving said Right of Way, run 61.65 feet to an iron; thence turn a deflection angle of 21 degrees 09 minutes 32 seconds to the left and run 112.39 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of Southwest 1/4 and the Southeast 1/4 of Southwest 1/4, Section 14, Township 24 North, Range 15 East.

According to the Survey John Gary Ray, Registered PE and PLS 1229S, dated August 16, 2004.

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 Grantees herein assume and agree to pay.
3. Right-of-way granted to Shelby County recorded in Volume 227, Page 165; Volume 227, Page 166; Volume 227, Page 167; Volume 257, Page 750 and Volume 257, Page 751.
4. Circuit Court Order dated April 6, 2010 and recorded in Instrument No. 2010042200012390 in the Probate records of Shelby County, Alabama.
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. 20100907000289110, 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



20101104000369890 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/04/2010 12:46:50 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 day of October, 2010.

HSBC Mortgage Services, Inc.

By: 

Its _____

Maria I. Ortega
Asst. Vice President

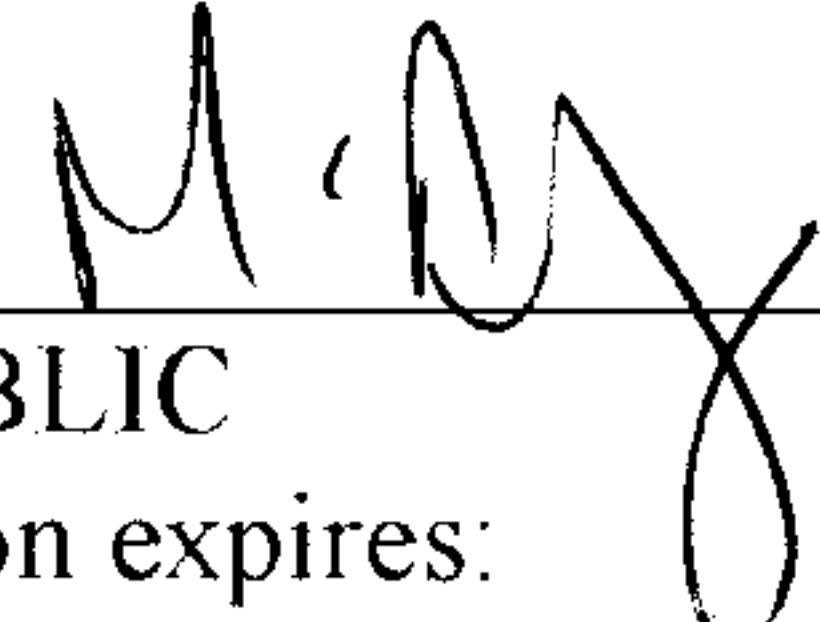
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

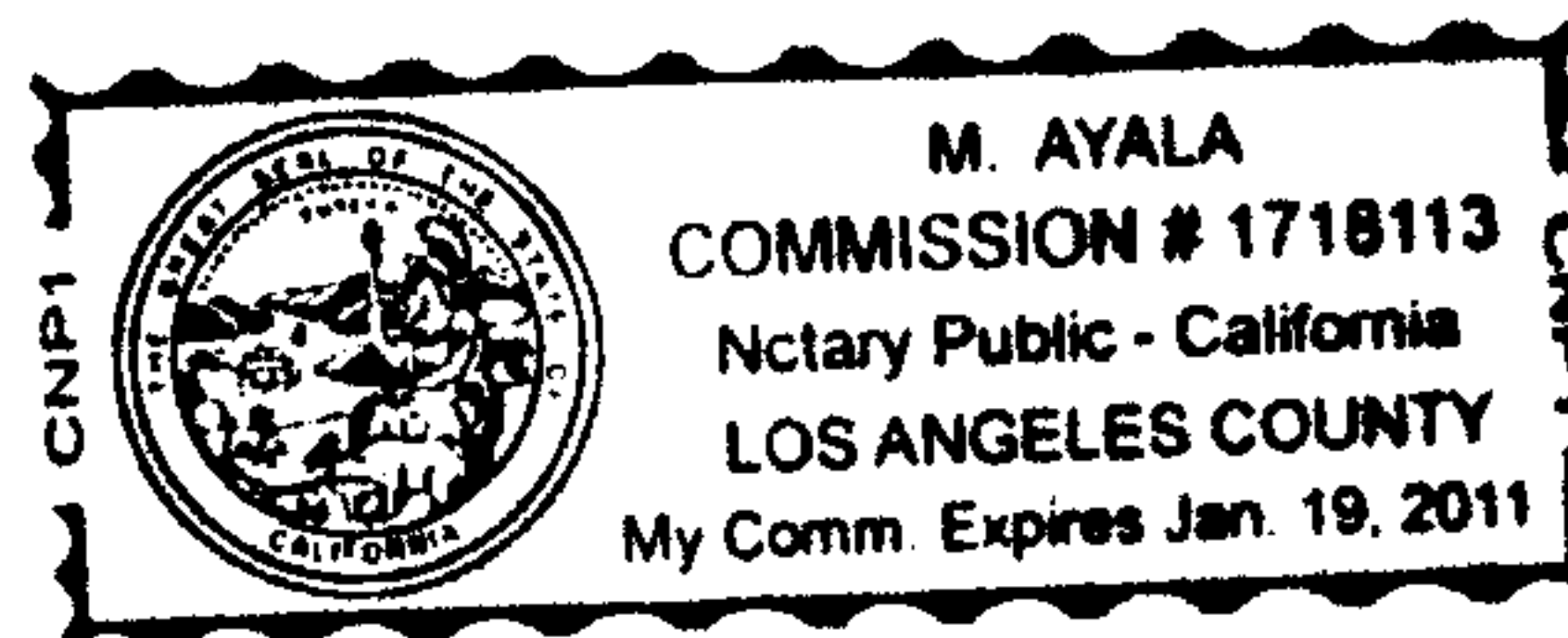
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARIA I. ORTEGA, whose name as A.V.P. of HSBC Mortgage Services, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of 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.

Given under my hand and official seal, this the 19 day of October, 2010.

Deed Tax : \$45.00


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-004359



20101104000369890 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/04/2010 12:46:50 PM FILED/CERT