



20101118000388220 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
11/18/2010 12:41:16 PM FILED/CERT

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

Send Tax Notice to:
Shelby County Properties, LLC

*2201 Royal Crest Cir
Birmingham AL 35216*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand and 00/100 Dollars (\$80,000.00) 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 Shelby County Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Camden Cove Sector 1, as recorded in Map Book 25, Page 33, 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. Sink hole exception as set out in that certain Declaration of Protective Covenants as recorded in Inst. No. 1999-10604.
4. Easement for Alabama Power Company as recorded in Deed Book 48, Page 589.
5. Permit to Alabama Power Company as recorded in Deed Book 247, Page 839.
6. Oil and Gas Lease to Atlantic Richfield Company as recorded in Deed Book 321, Page 626.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, easements and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. No. 1999-41873.
8. Restrictions with Alabama Power Company for underground distribution as recorded in Inst. No. 1999-22218.
9. 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. 20090805000301080, 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.





20101118000388220 2/2 \$95.00
Shelby Cnty Judge of Probate, AL
11/18/2010 12:41:16 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of November, 2010.

HSBC Mortgage Services Inc.
By LPS Asset Management Solutions, Inc., as Attorney in Fact

By: 

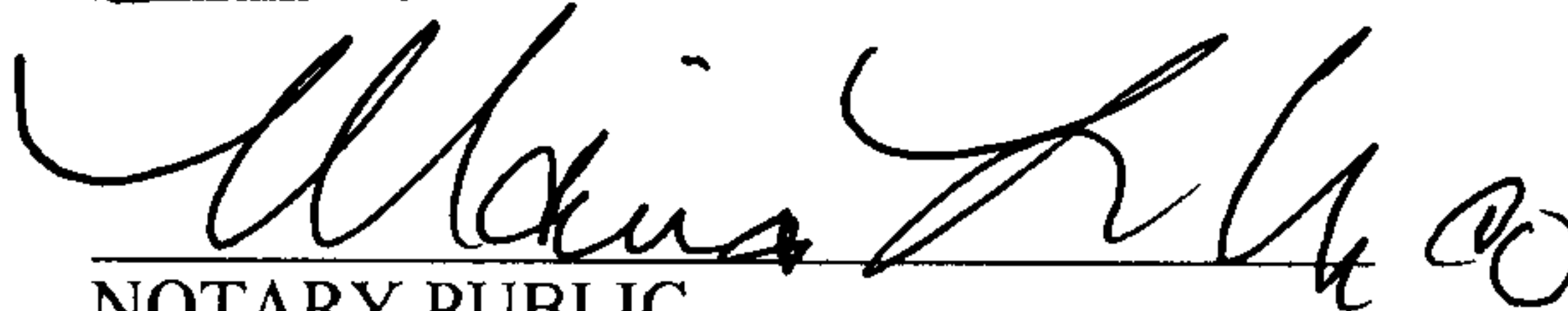
Its Norma J. Dudgeon, AVP

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 5 day of November, 2010.

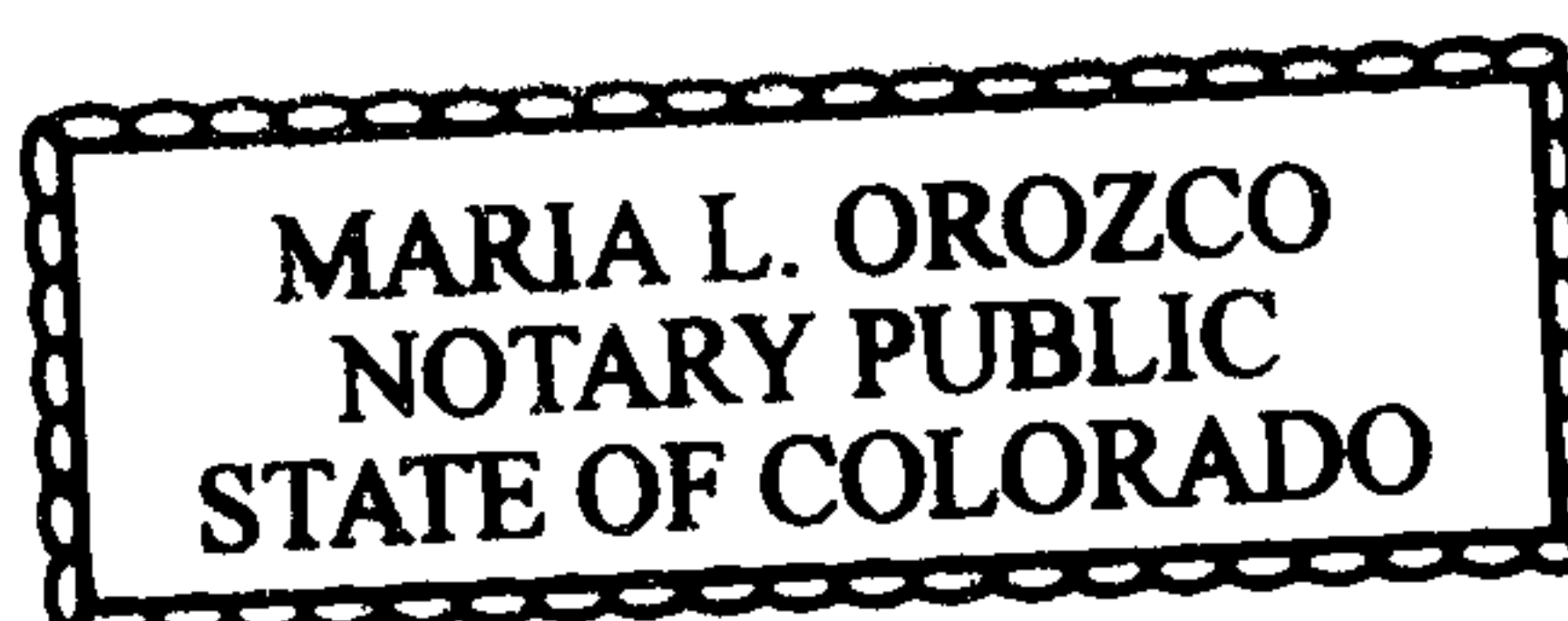


NOTARY PUBLIC

My Commission expires: 12/4/2013

AFFIX SEAL

2009-002597



My Commission Expires _____

Shelby County, AL 11/18/2010

State of Alabama

Deed Tax : \$80.00