

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

Send Tax Notice to:
Kenneth Edward Yarbrough

1527 Greystone Parc Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred fifteen thousand and 00/100 Dollars (\$315,000.00) to the undersigned, HSBC Bank, USA as Trustee for Deutsche ALT2006-OA1, a corporation, (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 Kenneth Edward Yarbrough, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A, B & C, 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. Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 504; Volume 111, Page 403 and Inst. No. 2003-66119.
4. Easement agreement by and between Daniel Realty Company and Greystone Branch, LLC recorded under Inst. No. 2002-22977.
5. Restrictions appearing of record in Real 317, Page 260 and Inst. No. 2003-71152.
6. Restrictions as shown on recorded plat.
7. 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. 20100623000199500, in the Probate Office of Shelby County, Alabama.

\$252,000⁰⁰ 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.



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

HSBC Bank, USA as Trustee for Deutsche ALT2006-OA1

By: 

Its Charlotte Elliott

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PRASO of HSBC Bank, USA as Trustee for Deutsche ALT2006-OA1, 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.

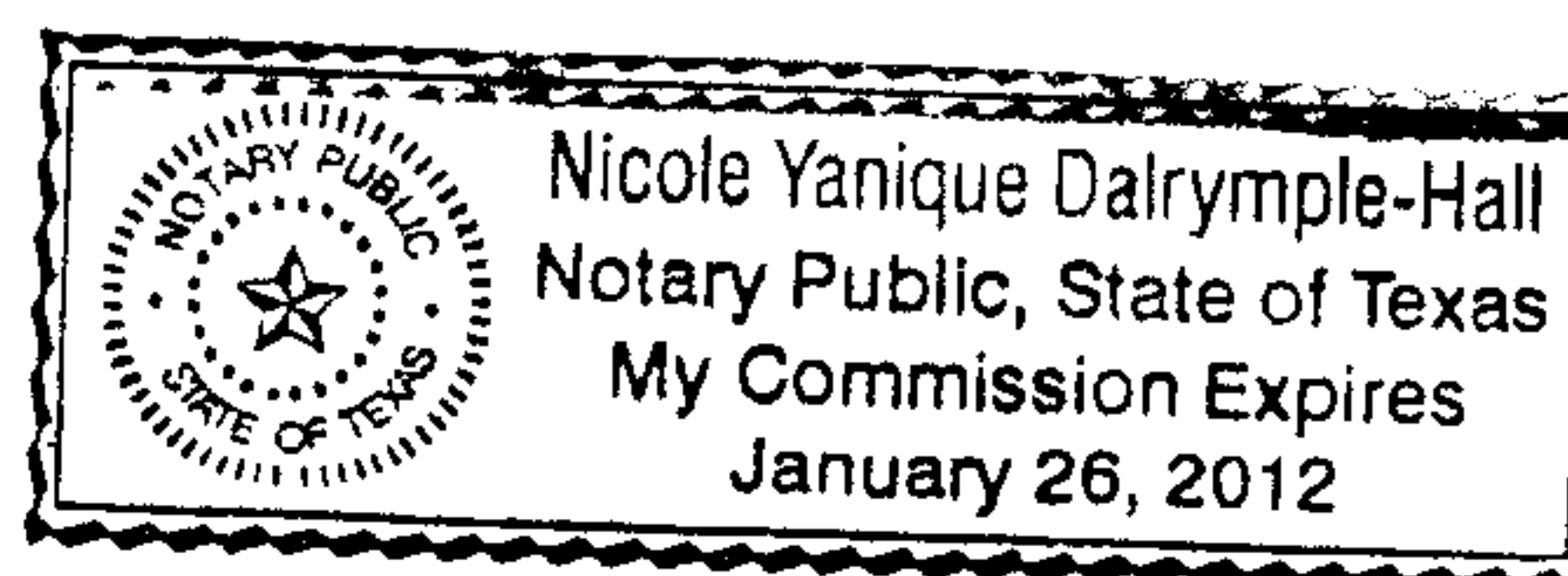
Given under my hand and official seal, this the 19 day of October, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-003494




20101123000394150 2/2 \$78.00
Shelby Cnty Judge of Probate, AL
11/23/2010 02:51:38 PM FILED/CERT