


Prepared by: John Rudd  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20101210000413850 1/2 \$30.50  
Shelby Cnty Judge of Probate, AL  
12/10/2010 08:17:45 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: REO2010082466AL1  
LOAN NO: 0015306871

SOURCE OF TITLE:  
Instrument #

**SALES PRICE: \$170,300.00**  
**LOAN AMOUNT: \$154,802.00**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **HSBC Mortgage Services, Inc.**, whose principal place of business is located at 931 Corporate Center Dr, Pomona, CA 91769, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Daniel R. Jordan** whose address is 1118 Inverness Cove Way, Birmingham, AL 35242 its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 48A, according to the Final Plat of Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Daniel R. Jordan Single**, its successors and/or assigns, forever.

Shelby County, AL 12/10/2010  
State of Alabama  
Deed Tax: \$15.50

IN WITNESS WHEREOF, HSBC Mortgage Services, Inc. has caused this conveyance to be executed in its name by its undersigned officer(s), this 23 day of Nov, 20 10.

HSBC Mortgage Services, Inc.

By: *[Signature]*

TITLE: Maria I. Ortega  
Asst. Vice President

(Corporate Seal)

THE STATE OF Los California  
COUNTY OF Los Angeles

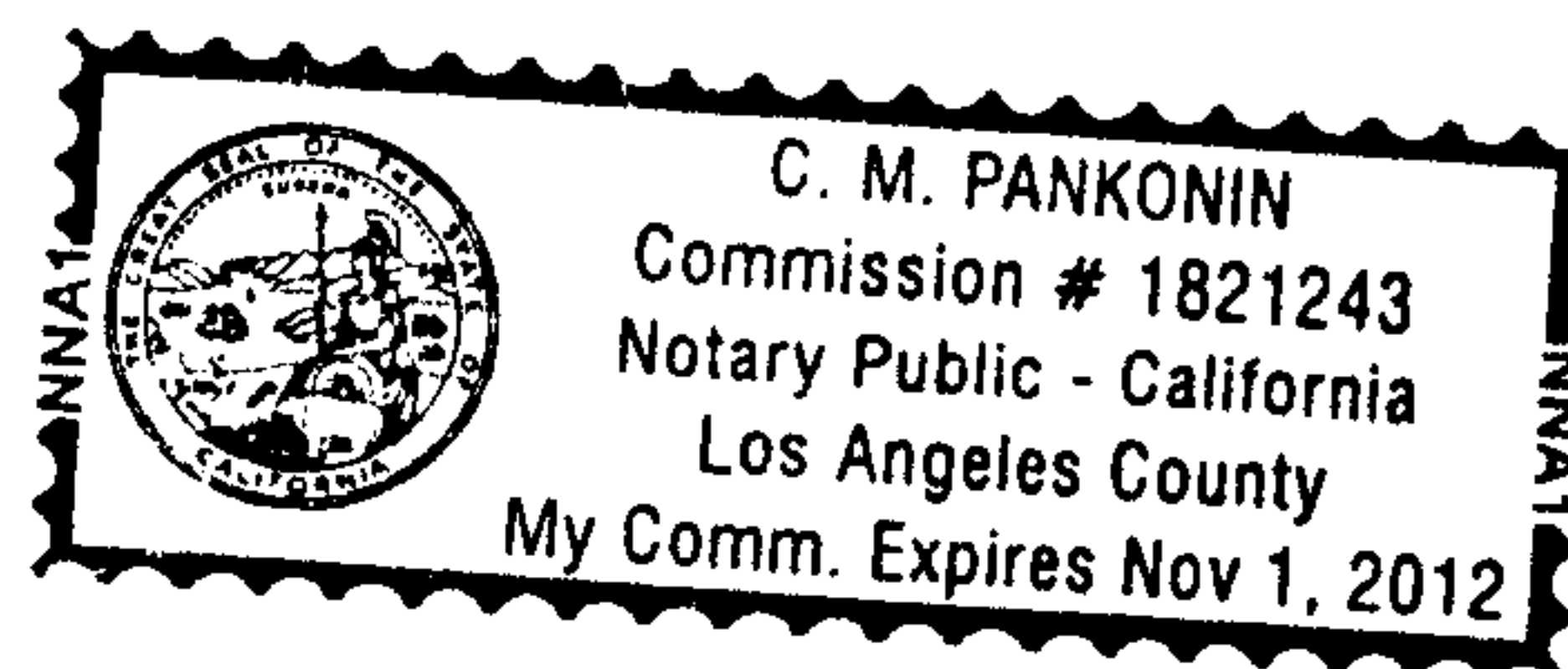
I, the undersigned Notary Public in and for said State and County, do hereby certify that *Maria I. Ortega* of N/A, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23 day of Nov, 2010.

*[Signature]*

NOTARY PUBLIC

My Commission Expires: Nov 1, 2012



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