

20110104000000670 1/2 \$101.00  
Shelby Cnty Judge of Probate, AL  
01/04/2011 12:57:45 PM FILED/CERT

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209  
BRR-101200337S

Send Property Tax Notice to:

3300 Davey Allison Blvd  
Hueytown AL  
35023

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Six Thousand and 00/100 Dollars (\$86,000.00) cash in hand paid to

**HSBC Mortgage Services, Inc.**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Western Properties, LLC**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**Lot 42, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama.**

**This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.**

**Property Address: 128 Cedar Grove Park Parkway, Maylene, AL 35114**  
**Parcel ID Number: 23-2-04-0-002-020.000**

Source of Title: Instrument #20100319000081390

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20100319000081390.**

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 128 Cedar Grove Park Parkway, Maylene, AL 35114

AL\_SpecialWarrantyDeed.rdw

BRR-101200337S

IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 28 day of Dec, 2010.

HSBC Mortgage Services, Inc.

BY: [Signature]

President

Pamela J. Crocker, Vice President

ATTEST:

LPS Asset Management Solutions, Inc.,  
as attorney in fact

[Signature]

Secretary

Scott Keeter, Vice President

State of Colorado  
County of Jefferson

I, Maria L. Orozco, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Pamela J. Crocker whose name as President of HSBC Mortgage Services, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 28 day of Dec, 2010.

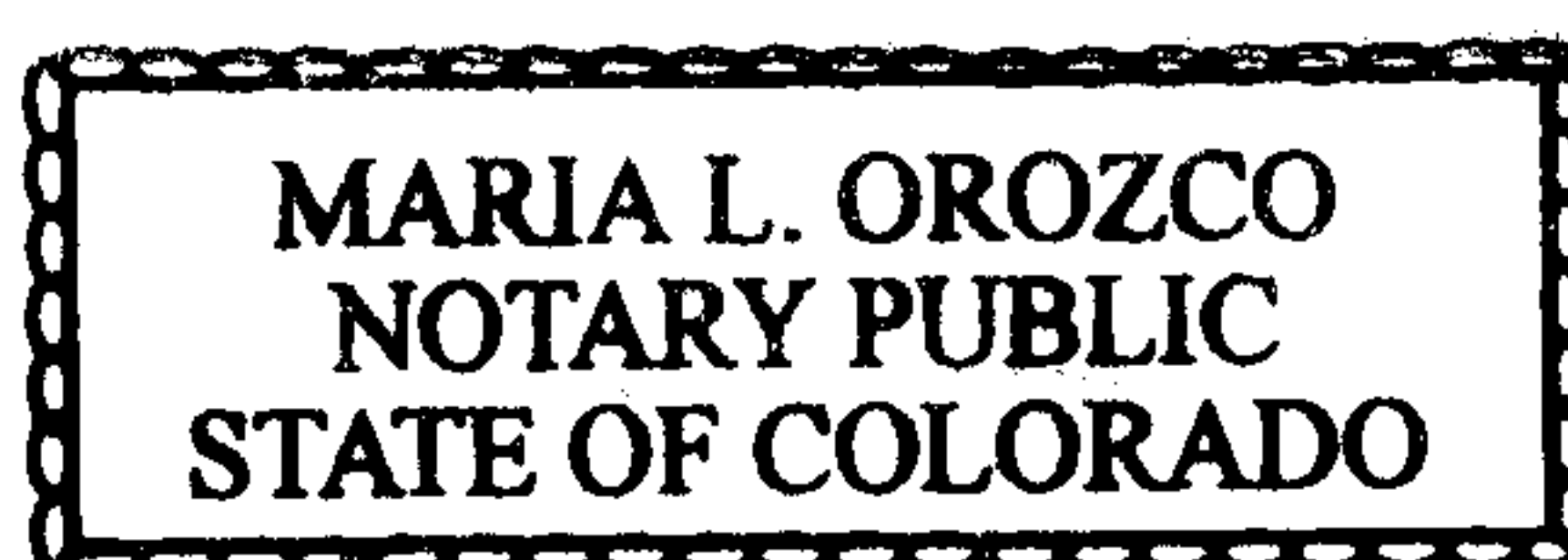
[Signature]  
Notary Public

My Commission Expires: 12/4/2013

[Seal]

Reference:

128 Cedar Grove Park Parkway  
Maylene, AL, 35114  
Servicer Loan #:



My Commission Expires 12/4/2013