



20110304000074000 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/04/2011 03:52:30 PM FILED/CERT

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

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: REO2010093004AL1
LOAN NO: 0011451416

SOURCE OF TITLE:
Instrument #

SALES PRICE: \$264,900.00
LOAN AMOUNT: \$244,900.00

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 **Jonathan Marbut and Jennifer Marbutt, as joint tenants with right of survivorship**, whose address is 1170 Kingswood Rd, Birmingham, AL 35242, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 1012, according to the Map of Highland Lakes, 10th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 26, Page 27, 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 **Jonathan Marbut and Jennifer Marbutt**, its successors and/or assigns, forever.

Shelby County, AL 03/04/2011
State of Alabama
Deed Tax: \$20.00

IN WITNESS WHEREOF, **HSBC Mortgage Services, Inc.** has caused this conveyance to be executed in its name by its undersigned officer(s), this 31 day of January, 2011.

HSBC Mortgage Services, Inc.

By:
TITLE:

Maria I. Ortega
Asst. Vice President

THE STATE OF
COUNTY OF

California
Los Angeles

I, the undersigned Notary Public in and for said State and County, do hereby certify that Maria I. Ortega, are signed to the foregoing conveyance and who are known to me, ~~Asst. Vice President~~ acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31 day of January, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires:

