



20110421000122050 1/3 \$75.50
Shelby Cnty Judge of Probate, AL
04/21/2011 11:03:06 AM 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:
Anthony J. Peel

129 Silver Leaf Dr
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand five hundred and 00/100 Dollars (\$57,500.00) to the undersigned Grantor, HSBC Mortgage Services, Inc., 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 Anthony J. Peel, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 2 according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 13 and that part of Lot No. 3 of said Farris Estates described as follows:

Lot No. 2 according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 13 and that part of Lot No. 3 of said Farris Estates described as follows:

Commencing at the NW corner of said Lot No. 3 and run thence Southerly along the West boundary of said Lot No. 3 a distance of 72.33 feet to a point; thence Easterly to SE corner of said Lot No. 3; thence Northerly along the East boundary of said Lot No. 3 a distance of 66.74 feet to the NE corner of said Lot No. 3; thence Westerly along the North boundary of said Lot No. 3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at Page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at Page 13 of said Map Book 4.

LESS AND EXCEPT:

A part of Lot 2 according to the survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows:

Commencing at the Southeast corner of said lot; thence Northwesterly along the Northeast line of said lot, a distance of 120 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence S 66 degrees 00 minutes 11 seconds W, parallel with said centerline, a distance of 85 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to said centerline at Station 329+80; thence Southwesterly along a line, a distance of 50 feet, more or less, to a point on the present Northeast right-of-way line of Deborah Drive that is Northeasterly of and at right angles to the traverse of said drive at Station 10+80; thence Northwesterly along said present Northeast right-of-way line, a distance of 55 feet, more or less, to the present Southeast right-of-way line of Alabama Highway No. 25; thence Northeasterly along said present Southeast right-of-way line, a distance of 110 feet, more or less, to the Northeast line of said Lot 2; thence Southeasterly along said Northeast line, a distance of 10 feet, more or less, to the point of beginning.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 Number 20101117000385440, 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.

Shelby County, AL 04/21/2011
State of Alabama
Deed Tax: \$57.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13 day of April, 2011.

HSBC Mortgage Services, Inc.

by,
its

[Handwritten Signature]

Notary Public
for the State of Alabama



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State of California

County of

Los Angeles

On

April 13, 2011

before me,

RICA STRICKLAND

(insert name and title of the officer)

personally appeared

MARIA J. ORTEGA

who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Rica Strickland
(Seal)



2010-000876



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