

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: REO2011020437AL1
LOAN NO: 0013846456

Source of Title Deed Instrument
Number 20110210000048360

SALES PRICE: \$55,500.00
LOAN AMOUNT: \$


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 **Marcy L. Leddy** whose address is 1566 Liberty Tree Road, Titusville, FL 32796, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Commence at the Southeast corner of the Northwest One-Fourth of the Northeast One-Fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North along the East boundary of said Quarter-Quarter Section for a distance of 440.4 feet; thence turn an angle of 82 degrees 25 minutes to the left and proceed Westerly for a distance of 137.14 feet to the point of beginning. From this beginning point continue Westerly at the prolongation of the preceding course for a distance of 290.5 feet to a point on the East side of a county dirt road; thence turn an angle of 97 degrees to the right and proceed Northerly along the East side of said road for a distance of 116.99 feet; thence turn an angle of 34 degrees 28 minutes to the right and proceed Northeasterly along the Easterly side of said road for a distance of 45.4 feet; thence turn an angle of 48 degrees 32 minutes to the right and proceed Easterly for a distance of 246.19 feet; thence turn a angle of 90 degrees to the right and proceed South for a distance of 150 feet to the point of beginning.

The above described land is located in the Northwest One-Fourth of the Northeast One-Fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 1.0 acres, more or less.

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


20110617000179360 1/3 \$73.50
Shelby Cnty Judge of Probate, AL
06/17/2011 02:18:59 PM FILED/CERT

Shelby County, AL 06/17/2011
State of Alabama
Deed Tax: \$55.50

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

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 **Marcy L. Leddy**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **HSBC Mortgage Services, Inc.** has caused this conveyance to be executed in its name by its undersigned officer(s), this 24 day of May, 2011.

HSBC Mortgage Services, Inc.

By:

TITLE:

Beverly P. Strickland
VICE President

THE STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said State and County, do hereby certify that _____ and _____ of _____, 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 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 _____ day of _____, 20____.

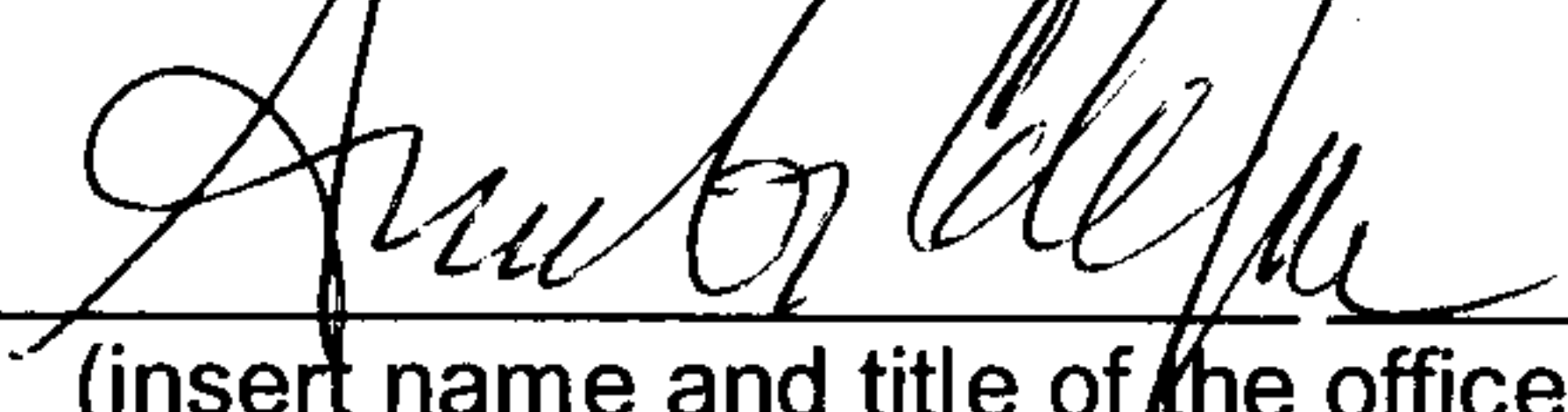
NOTARY PUBLIC
My Commission Expires:



20110617000179360 2/3 \$73.50
Shelby Cnty Judge of Probate, AL
06/17/2011 02:18:59 PM FILED/CERT

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

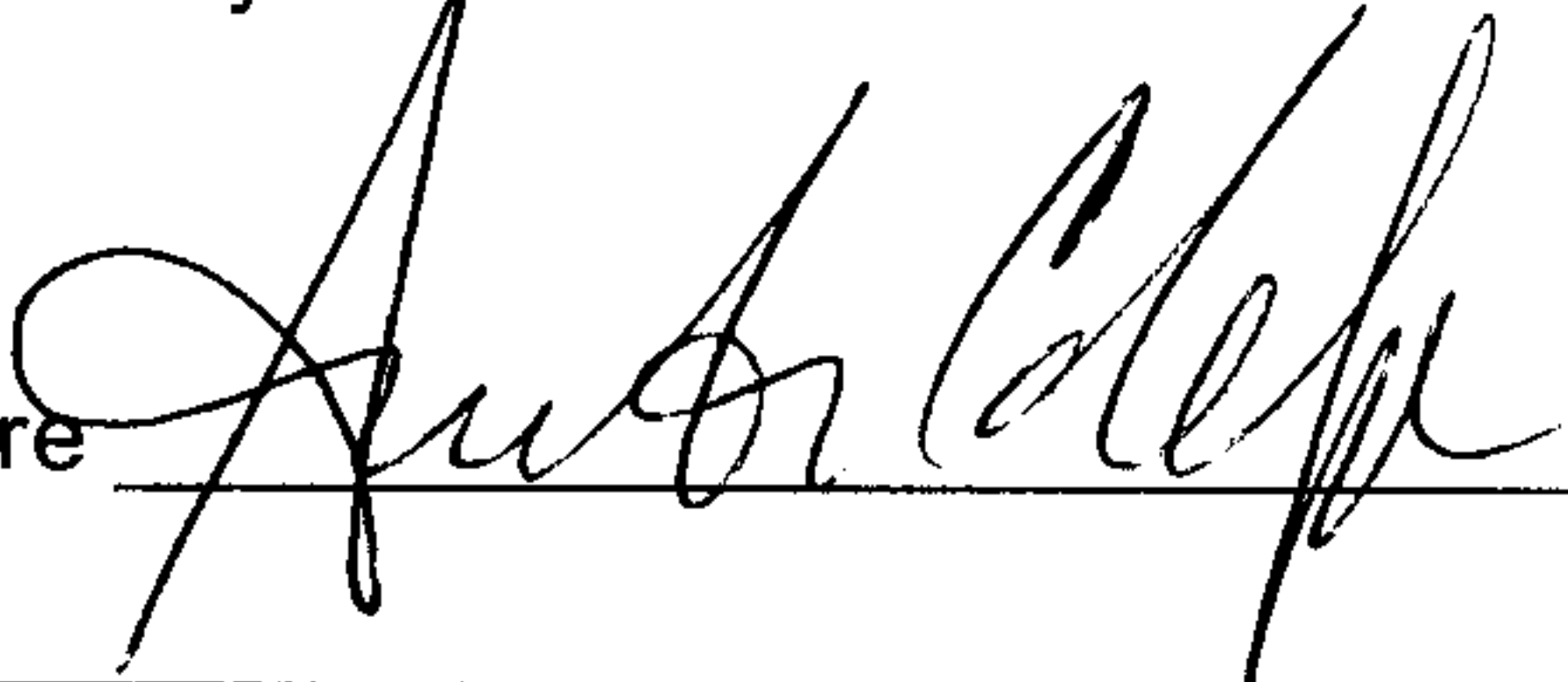
On 5/24/2011 before me, 
(insert name and title of the officer)

personally appeared BEVERLY R STRICKLAND,
who proved 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.

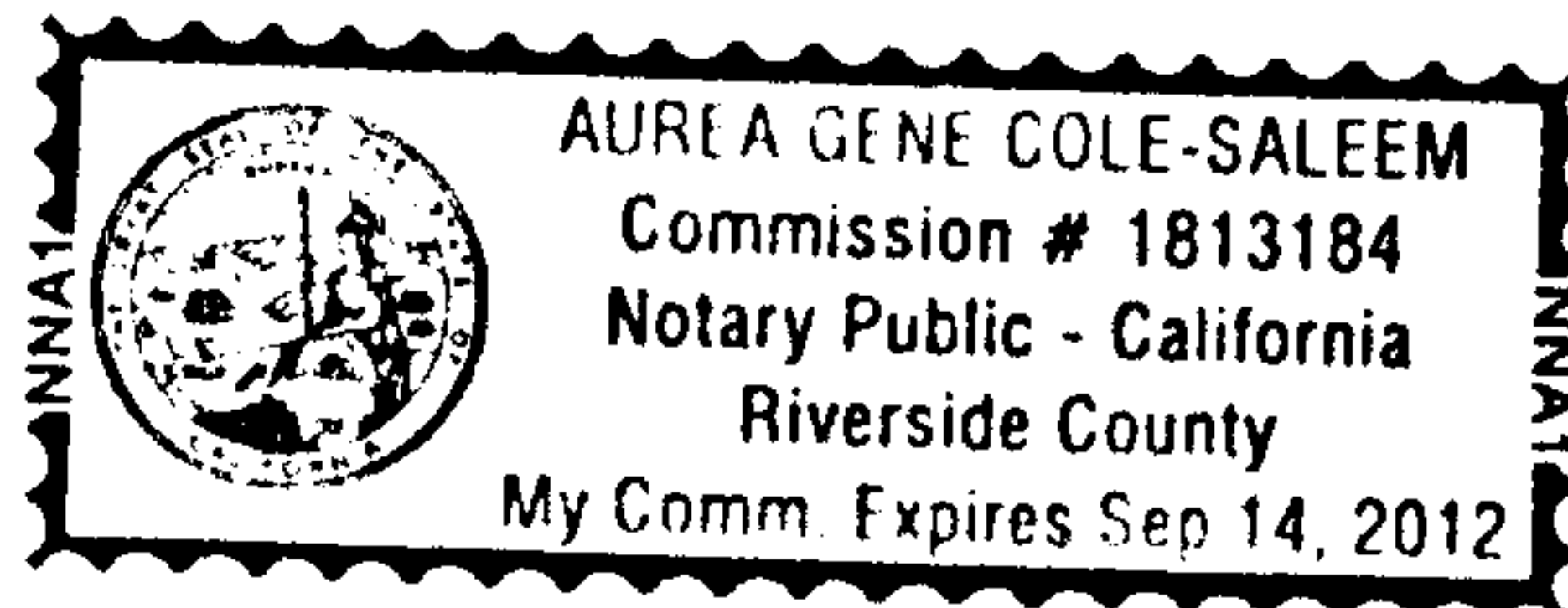
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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Shelby Cnty Judge of Probate, AL
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