



20110909000267820 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/09/2011 02:35:18 PM 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:
Valeria D. Lyles

1036 Meriweather Court
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-two thousand and 00/100 Dollars (\$72,000.00) 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 Valeria D. Lyles, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 90, according to the survey of the final plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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. Restrictions recorded in Inst. No. 1998-41355, re-recorded in Inst. No. 1998-44892.
4. Easement or Right of Way to Alabama Power Company recorded in Inst. No. 2001-09965, Inst. No. 2002-39888 and Book 148, Page 284.
5. Easement or Right of Way to City of Calera recorded in Book 349, Page 429.
6. Mineral and mining rights excepted in Inst. No. 2000-8803.

\$ 70,174.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

\$2,160.00 of the consideration recited herein was paid
from the proceeds of a second mortgage.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the

2nd day of ~~July~~, 2011.

August

HSBC Mortgage Services Inc.

by, _____

Its _____

Jeanne Hanifin
Jeanne Hanifin VP

ACKNOWLEDGMENT

State of California
County of Los Angeles

On August 2nd, 2011 before me, K.L. Chavez, Notary
(insert name and title of the officer)

personally appeared Jeanne Hanifin,
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)