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1587 Northeast Expressway
Atlanta, GA 30329

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: REO2010062050AL1
LOAN NO: 0016268906

Source of Title Deed Book: Instrument
Number 20101028000360870
Page

SALES PRICE: \$73,000.00
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 Drive, Pomona, CA 91769, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Terea Dillard** whose address is 121 Merimeadows Drive, Calera, AL 35040, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Lot 78, according to the survey of The Meadows at Meriweather, Phase I, Second Addition, recorded in Map Book 33, Page 69, 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 **Terea Dillard**, its successors and/or assigns, forever.



20111011000301730 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/11/2011 01:44:05 PM FILED/CERT

IN WITNESS WHEREOF, **HSBC Mortgage Services, Inc.** has caused this conveyance to be executed in its name by its undersigned officer(s), this 8 day of September, 2011.

HSBC Mortgage Services, Inc.


By: [Signature]
TITLE: Kerry L. Chavez
Asst. Secretary VP

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:


20111011000301730 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/11/2011 01:44:05 PM FILED/CERT

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On 9/8/2011 before me, R. GARCIA, NOTARY PUBLIC
(insert name and title of the officer)

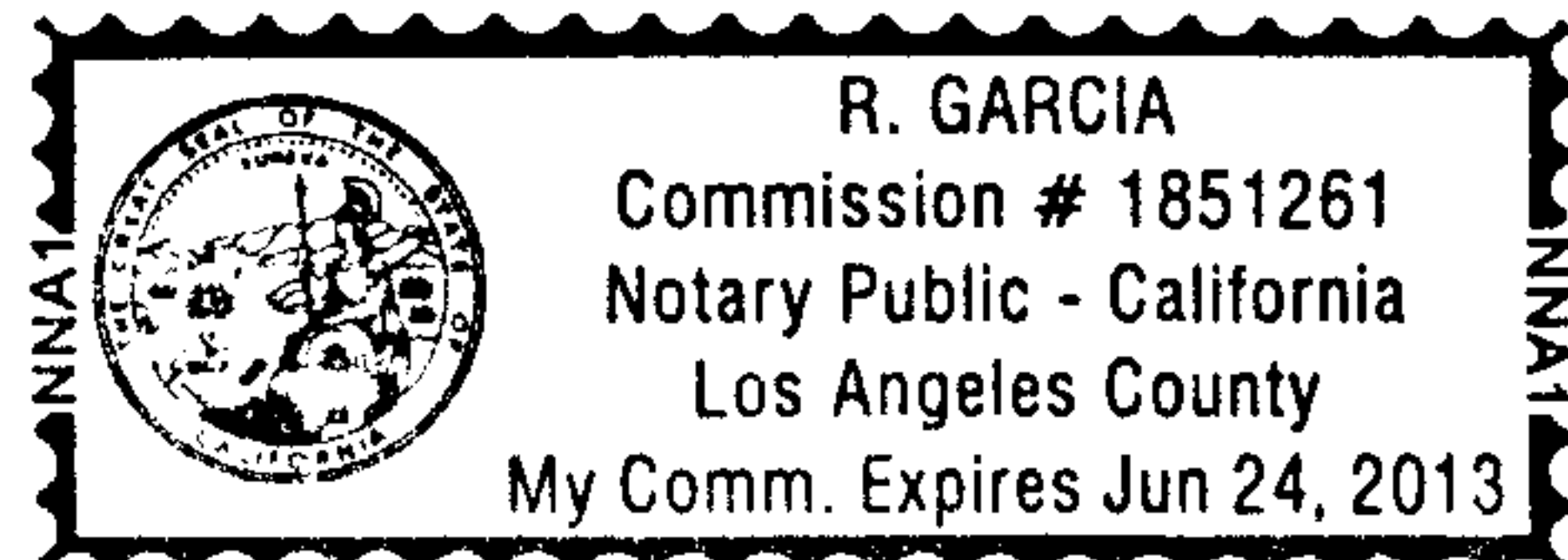
personally appeared KERRY L. CHAVEZ,
who proved to me on the basis of satisfactory evidence to be the pers on(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 

(Seal)



20111011000301730 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/11/2011 01:44:05 PM FILED/CERT