

20120202000040790 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
02/02/2012 03:35:57 PM FILED/CERT

Shelby County, AL 02/02/2012
State of Alabama
Deed Tax: \$25.00

Commitment Number: 195821
Seller's Loan Number: 0017556333

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

| |
|-------------------------------|
| PowerLink Settlement Services |
| 345 Rouser Road. Building 5 |
| Coraopolis PA 15108 |
| 866-412-3636 |

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
352031002031000

SPECIAL/LIMITED WARRANTY DEED

HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for \$25,000.00 (Twenty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Cynthia Brooks**, married, hereinafter grantee, whose tax mailing address is **PO Box 1205 Pelham, AL 35124**, the following real property:

The following described real estate, situated in Shelby County, Alabama, to-wit: Lot 26, according to the Farris Subdivision, Calera, Alabama, as recorded in Map Book 3, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama. Being the same property as conveyed from John Hubbard, Auctioneer to HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1, as described in Instrument No. 20111212000374570, Dated 12/05/2011, Recorded 12/12/2011.

Property Address is: 2075 21st Avenue, Calera, AL 35040


Seller makes no representations or warranties, of any kind or nature whatsoever, other

than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20111212000374570**



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Executed by the undersigned on 1-10, 2012:

Elizabeth Mills

HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities
Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1, by American Home
Mortgage Servicing, Inc., as Attorney In Fact

By: Elizabeth Mills-Taylor
Assistant Secretary

Its: _____

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Elizabeth Mills-Taylor its Assistant Secretary, on behalf of the Grantor
**HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-
OPT1, Asset Backed Certificates, Series 2005-OPT1, by American Home Mortgage
Servicing, Inc., as Attorney In Fact** is signed to the foregoing conveyance, and who is known
to me, acknowledged before me on this date that, being informed of the contents of the
conveyance, he/she, executed the same in his/her capacity as Assistant Secretary and
with full authority executed the same voluntarily for and as the act of said Grantor corporation,
acting in its capacity as set out in the signature area above and as described in this
acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the
day the same bears date.

Given under my hand an official seal this 10th day of January, 2012

Lesley Jill Seat
Notary Public

