

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:

<u> </u>
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, 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.

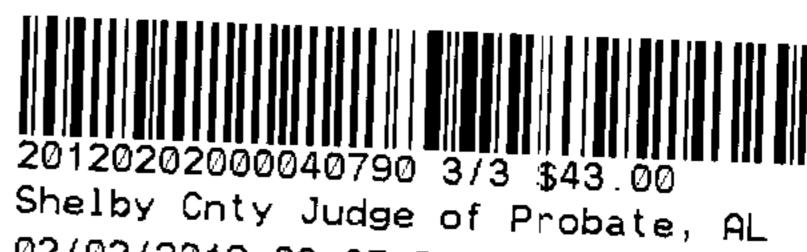
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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

20120202000040790 2/3 \$43.00

20120202000040730 273 343.00 Shelby Cnty Judge of Probate, AL 02/02/2012 03:35:57 PM FILED/CERT



Executed by the undersigned on
Elaketh Wiels
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 Unwany, 2012
Notary Public
Inotally Public

LESLEY JILL SEAT
Notary Public, State of Texas
My Commission Expires
May 26, 2015