



20120207000046310 1/2 \$119.00
Shelby Cnty Judge of Probate, AL
02/07/2012 02:16:55 PM FILED/CERT

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax:\$104.00

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Michael C. Kindle
Kelly M. Kindle
828 ABERLADY PLACE
BIRMINGHAM, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five hundred twenty thousand and 00/100 Dollars (\$520,000.00) to the undersigned, HSBC Bank USA, National Association as Successor Trustee to Wells Fargo Bank, N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael C. Kindle, and Kelly M. Kindle, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 931, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Restrictions and covenants appearing of record in Inst. No. 2003-71151; Inst. No. 2003-75476 and Inst. No. 2003-66122.
4. Restrictions as shown on recorded plat.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument 20110715000205990, in the Probate Office of Shelby County, Alabama.

\$ 416,000.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of ~~December, 2011.~~
January, 2012

HSBC Bank USA, National Association as Successor Trustee to
Wells Fargo Bank, N.A. as Trustee for Bear Stearns Mortgage
Funding Trust 2006-AC1
By Wells Fargo Bank, N.A., as Attorney in Fact

X By: [Signature]
NATHAN L. BRENNAN
Its Vice President Loan Documentation

STATE OF South

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nathan L. Brennan, whose name as JP of Wells Fargo Bank, N.A., as Attorney in Fact for HSBC Bank USA, National Association as Successor Trustee to Wells Fargo Bank, N.A. as Trustee for Bear Stearns Mortgage Funding Trust 2006-AC1, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 3rd day of January 2012, ~~December, 2011.~~

[Signature]
NOTARY PUBLIC
My Commission expires: 10/29/2014
AFFIX SEAL

2011-002652

