

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.
- 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.
- 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.

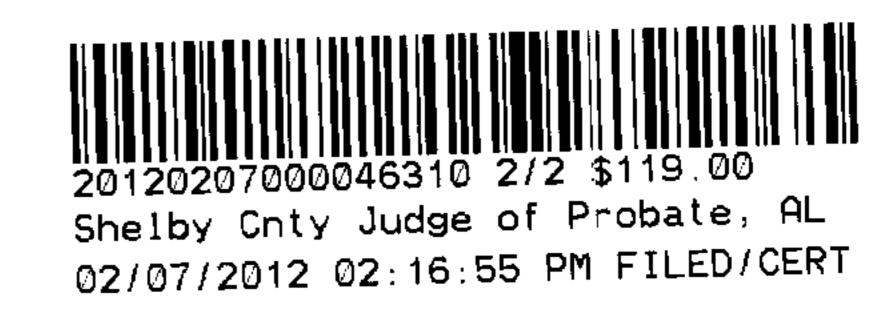
\$_416,000.00	of the above conside	ration was paid	from the procee	ds of a mortgage	loan	closed
simultaneously her	ewith.					

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 December, 2011.	Grantor, has hereto set its signature and seal, this the day of
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 NATHAN L. BRENNAN Its Vice President Loan Documentation
STATE OF	
COUNTY OF	
N.A., as Attorney in Fact for HSBC Fargo Bank, N.A. as Trustee for Beasigned to the foregoing conveyance, being informed of the contents of the the same voluntarily for and as the a aforesaid.	Bank USA, National Association as Successor Trustee to Wells at Stearns Mortgage Funding Trust 2006-AC1, a corporation, is and who is known to me, acknowledged before me on this day that, e conveyance, he/she, as such officer and with full authority, executed act of said Corporation, acting in its capacity as Attorney in Fact as
Given under my hand and official se	eal, this the See day of December, 2011.
	NOTARY PUBLIC My Commission expires: (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
2011-002652	KENNETH L. KIGER F. Commission Number 755524 My Commission Expires October 29, 2014