

20120425000142530 1/2 \$75.50
Shelby Cnty Judge of Probate, F.L.
04/25/2012 12:53:15 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120400117S

Send Property Tax Notice to:

3313 Burning Tree Dr
Hoover AL 35226

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand Five Hundred and 00/100 Dollars (\$60,500.00) cash in hand paid to
HSBC Mortgage Services, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Melissa Rogers Burchfield

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20110210000048370

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

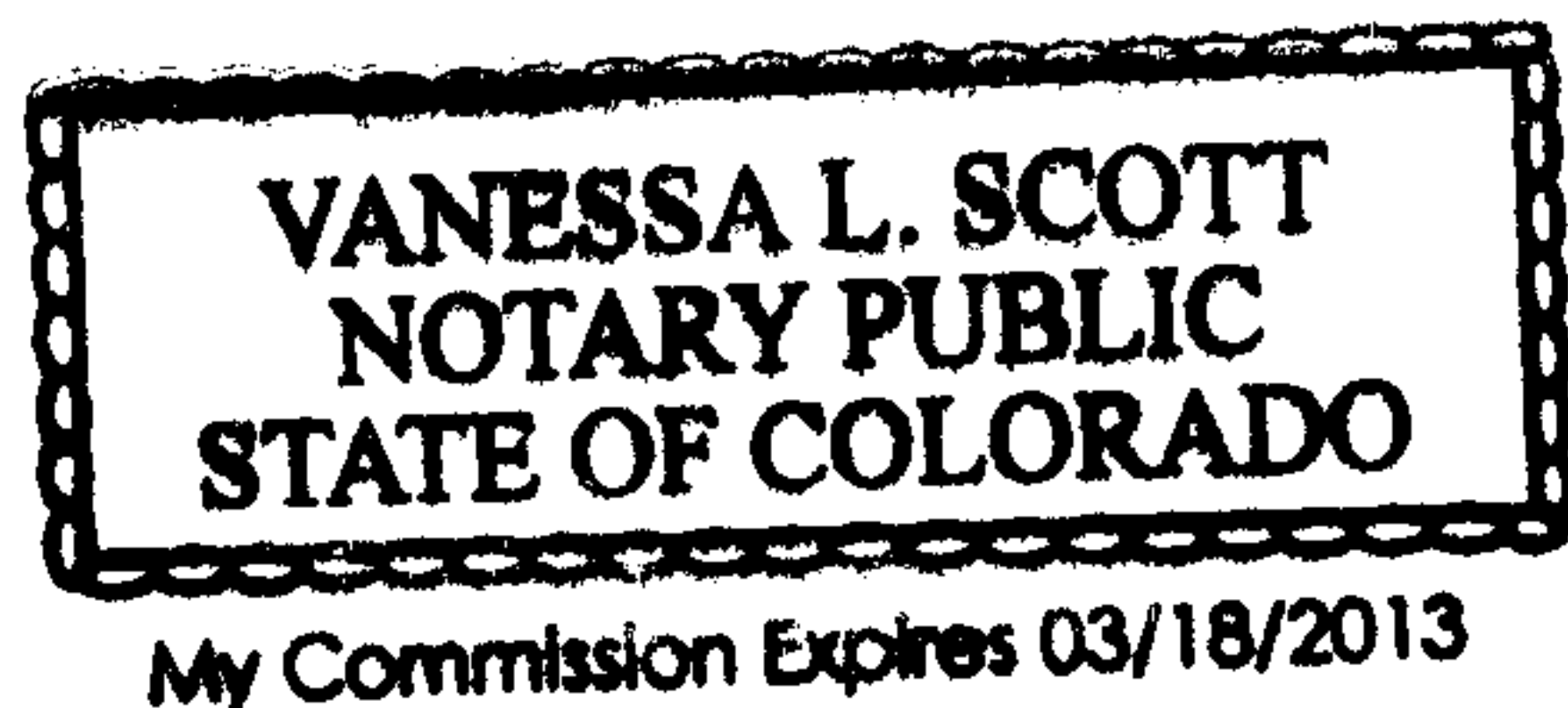
IN WITNESS WHEREOF, HSBC Mortgage Services, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 12 day of April, 2012.

HSBC Mortgage Services, Inc.
By: LPS Asset Management Solutions, Inc.
as Attorney in Fact

By: [Signature]
AVP **Norma J. Dudgeon, AVP**
for [Signature]
Attorney in Fact **Pamela J. Crocker, Vice President**

State of Colorado
County of Jefferson
I, Vanessa L. Scott, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Norma J. Dudgeon, AVP and * of LPS Asset Management Solutions, Inc., whose name as Attorney-in-Fact for HSBC Mortgage Services, Inc., is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th day of April, 2012.



[Signature]
Notary Public
My Commission Expires: 3/18/13
[Seal]

*** Pamela J. Crocker, Vice President**

Reference:
4001 Virginia Lane, Helena, AL, 35080
Servicer Loan #:

Exhibit A

The following described real estate, situated in Shelby County, Alabama to wit:

Lot 44, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

Address: 4001 Virginia Ln., Helena, AL 350803355 Tax Map or Parcel ID No.: 13-5-21-4-004-044.000



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Deed Tax: \$60.50

Reference:

4001 Virginia Lane, Helena, AL, 35080

Servicer Loan #: