

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF Shelby)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$365,000.00 (Three Hundred Sixty-Five Thousand Dollars and no Cents) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned HSBC Bank USA, National Association, as Trustee for Nomura Asset-Backed Certificate Series, 2006-AF1 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto ~~Norman L. Keltner~~ ** a married man* (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS: LOT 33, ACCORDING TO THE SURVEY OF SOUTHLAKE, A RESIDENTIAL SUBDIVISION AS RECORDED IN MAP BOOK 11, PAGE 85 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from NELSON BUILDERS, INC., A CORPORATION to JAMES NOLEN AND LULA NOLEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as described in BOOK 239 PAGE 366, Dated 5/10/1989, Recorded 5/19/1989 in SHELBY County Records.

Prior instrument reference: 20120112000015780 of the Public Records of the District Recorder of Shelby County, State of Alabama

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.



20121106000427160 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:47 PM FILED/CERT

Executed on this October 8, 2012

HSBC Bank USA, National Association, as Trustee for Nomura Asset-Backed Certificate Series, 2006-AF1, by Wells Fargo Bank, N.A. its attorney in fact

By: Anne McFadden

Name: Anne McFadden
Vice President

Its: _____

By: Kathryn Cross

Name: KATHRYN CROSS

Its: Vice President Loan Documentation

State of Iowa)

) ss.

County Dallas)

On this 8th day of OCTOBER, A.D., 2012, before me, a Notary Public in and for said county, personally appeared ANNE MCFADDEN, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A as attorney in fact for HSBC Bank USA, National Association, as Trustee for Nomura Asset-Backed Certificate Series, 2006-AF1, by authority of its board of (directors or trustees) and the said(officer's name) ANNE MCFADDEN acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]
Notary Public

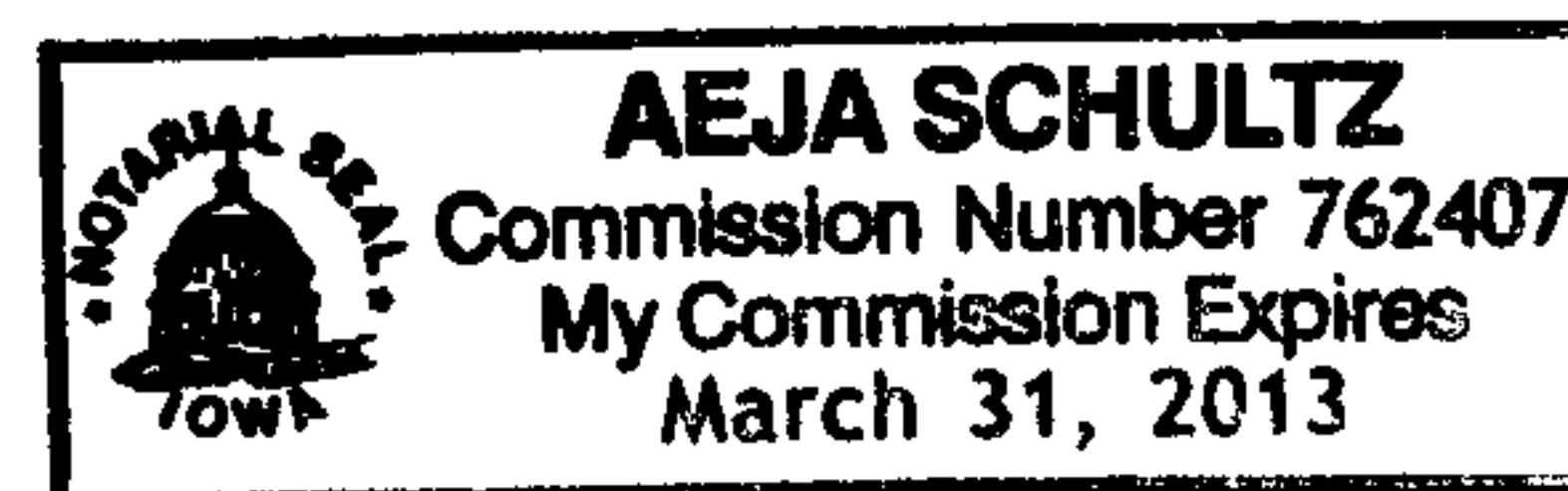
(Signature)

(Stamp or Seal)

State of Iowa)

) ss.

County Dallas)



On this 8th day of OCTOBER, A.D., 2012, before me, a Notary Public in and for said county, personally appeared KATHRYN CROSS, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A as attorney in fact for HSBC Bank USA, National Association, as Trustee for Nomura Asset-Backed Certificate Series, 2006-AF1, by authority of its board of (directors or

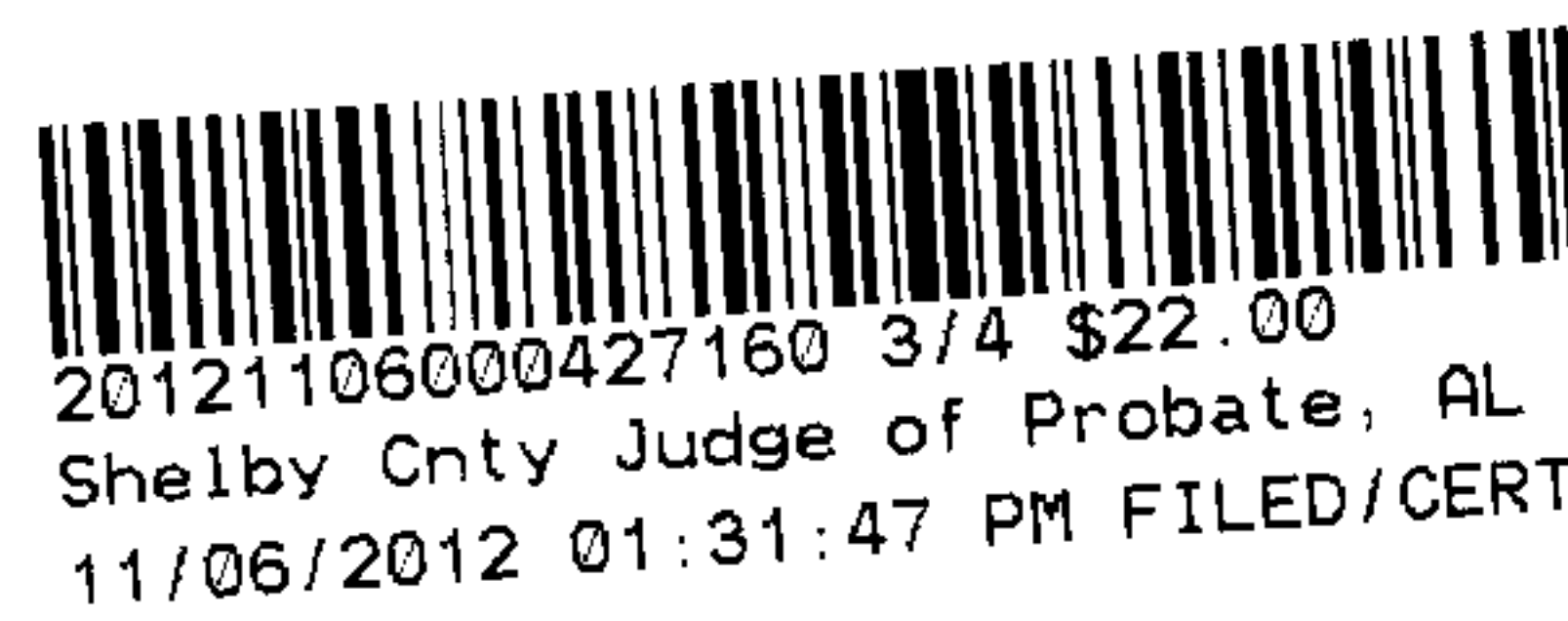
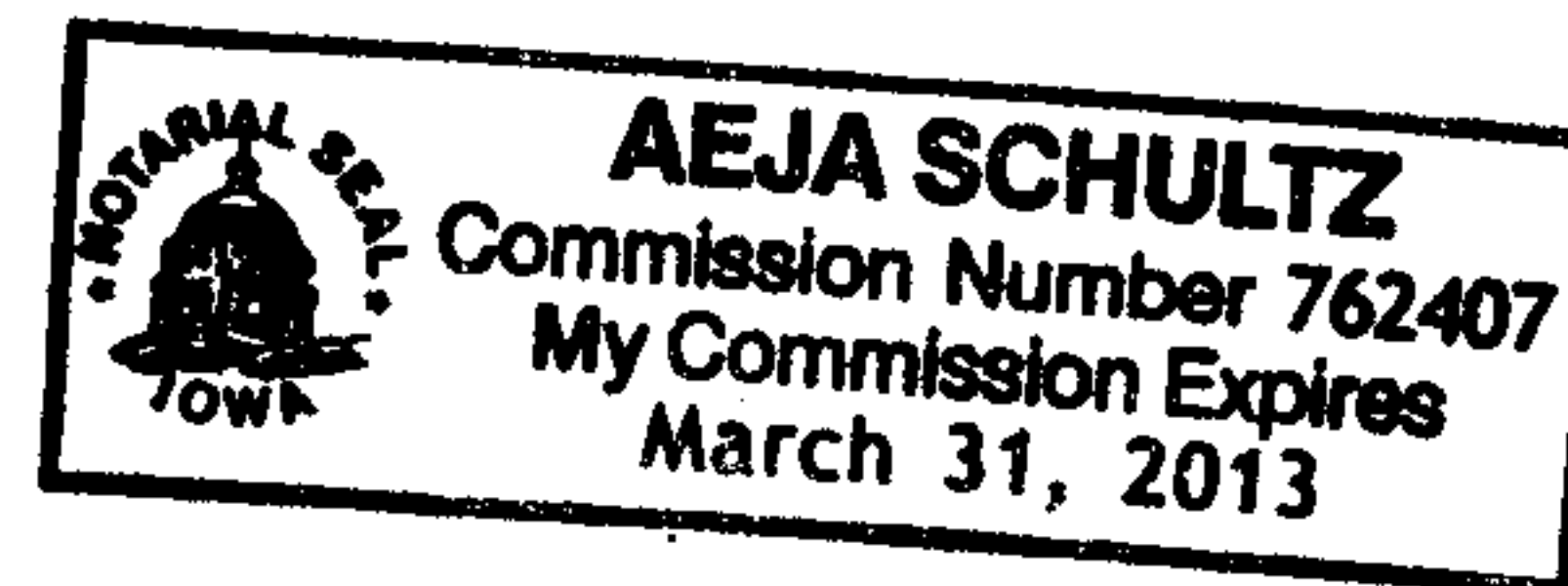
trustees) and the said(officer's name) KATHLYN CROSS acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.


Notary Public

(Signature) (Stamp or Seal)

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. Commitment Number: 2930735



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HSBC Bank USA, National
Association, as Trustee for
Nomura Asset-Backed Certificate
Series, 2006-AF1

Mailing Address
8480 STABE Coach Circle
Frederick, MD 21701

Property Address 2006 Forest Cove Dr, Birmingham
AL 35224

Grantee's Name Norman Lee Keltner

Mailing Address 2006 Forest Cove Dr
Birmingham AL 35224

Date of Sale 10-31-2012

Total Purchase Price \$365,000.00

or

Actual Value \$ 365,000

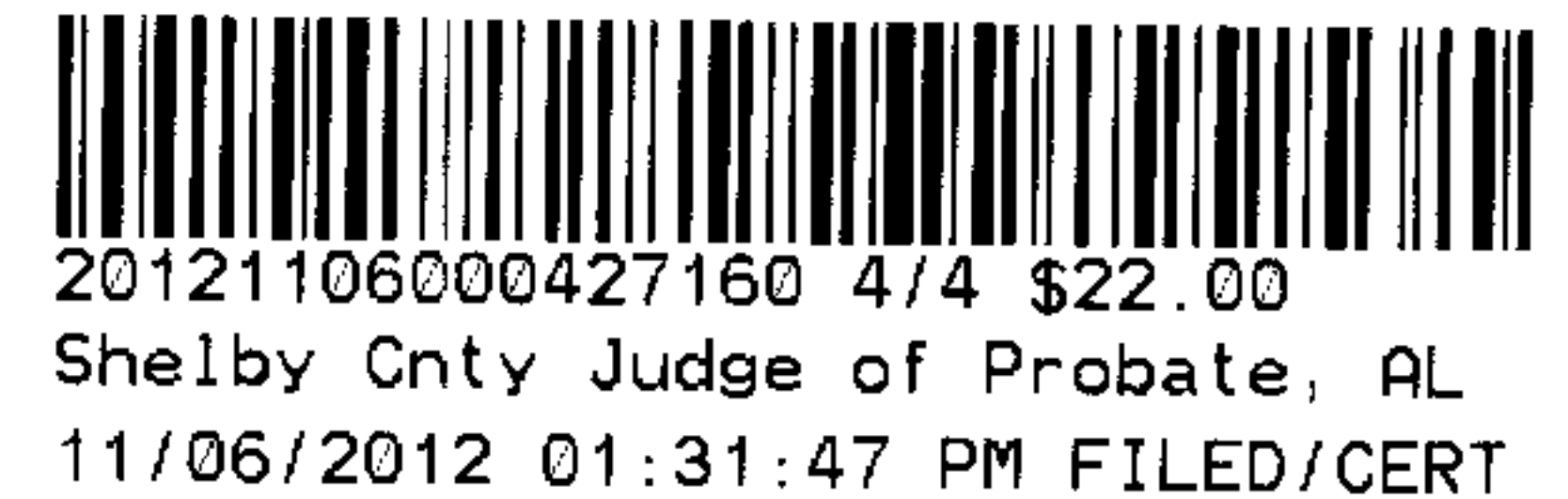
or

Assessor's Market Value \$ NA

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-31-2012

Unattested

Amel Glog
(verified by)

Print Rich Fredonczyk
Sign Rich Fredonczyk Closing Agent
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1