


Mail Tax notice to:
6704 Hwy 26
Columbiana, AL 35051

When recorded mail to:
LandCastle Title of AL
2718 20th Street South, Ste 210
Homewood, AL 35209
ALQ-121100265S

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED


20121217000478990 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
12/17/2012 08:07:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$65,000.00 and other valuable consideration, the receipt hereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC Bank USA, National Association**, as Trustee for NAAC Mortgage Pass-Through Certificates, Series 2007-1 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CHRISTOPHER L. DOSS** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

Lot 134, according to the survey of Siluria Mills, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Deed Book Instrument #20120612000207990** of the Public Records of the Judge of Probate **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. Executed on this 16th day of NOVEMBER, 2012

HSBC Bank USA, National Association, as Trustee for NAAC Mortgage Pass-Through Certificates, Series 2007-1

By:



Signature of Grantor

Sharon Glover

Print Name

VP Loan Documentation

By: Wells Fargo Bank N.A.
As Attorney in Fact

Shelby County, AL 12/17/2012
State of Alabama
Deed Tax: \$65.00

State of California)
County of San Bernardino)

20121217000478990 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
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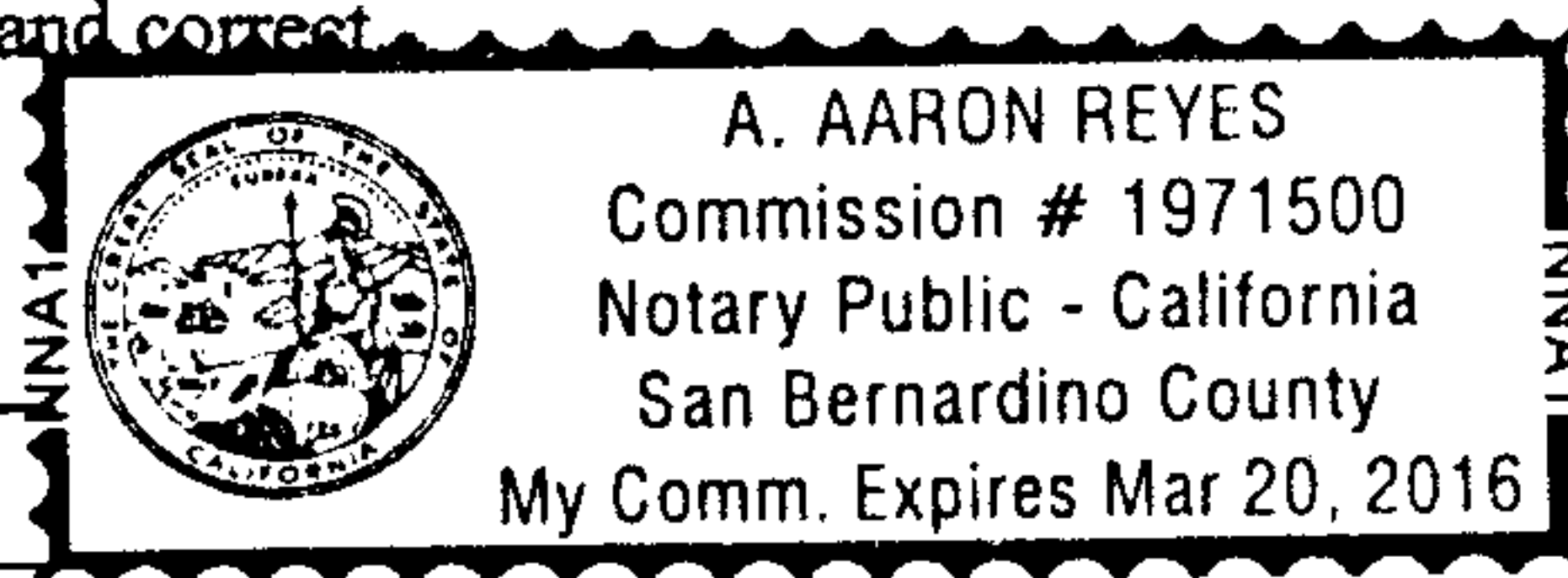
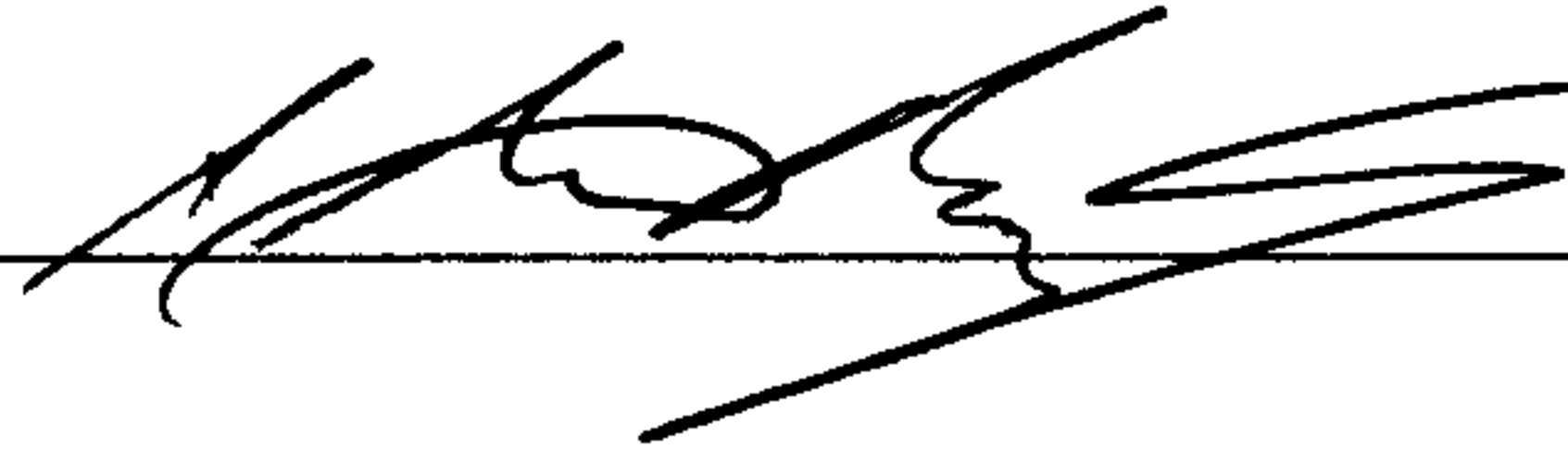
On 11-16-2012 before me, A. Aaron Reyes, Notary Public,
personally appeared Sharon Glover

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(is/are) subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

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 USA
Mailing Address 180 EAST FIFTH ST
ST PAUL MN
55102

Grantee's Name Christopher L Doss
Mailing Address 6704 Hwy 20
Columbiana AL
35051

Property Address 722 4th P SW
Alabaster AL
35007

Date of Sale 12-11-12
Total Purchase Price \$ 65000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 12-12-12

Print

Sign

Unattested

(Grantor/Grantee/Owner/Agent) circle one



20121217000478990 3/3 \$83.00
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Form RT-1