

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

Send Tax Notice to:
Michael L. Henderson
Susan Henderson

1045 Newbury Lane
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred fifty-eight thousand and 00/100 Dollars (\$358,000.00) to the undersigned Grantor, HSBC Mortgage Services, Inc., 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 L. Henderson, and Susan Henderson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1032, according to the Map of Highland Lakes, 10th Sector, Phase II, an Eddleman Community as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights expected. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument no. 1994-07111 and amended in Instrument no. 1996-17543 and further amended in Instrument no. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 10th Sector, Phase II, recorded in Instrument no. 20040430000226530 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

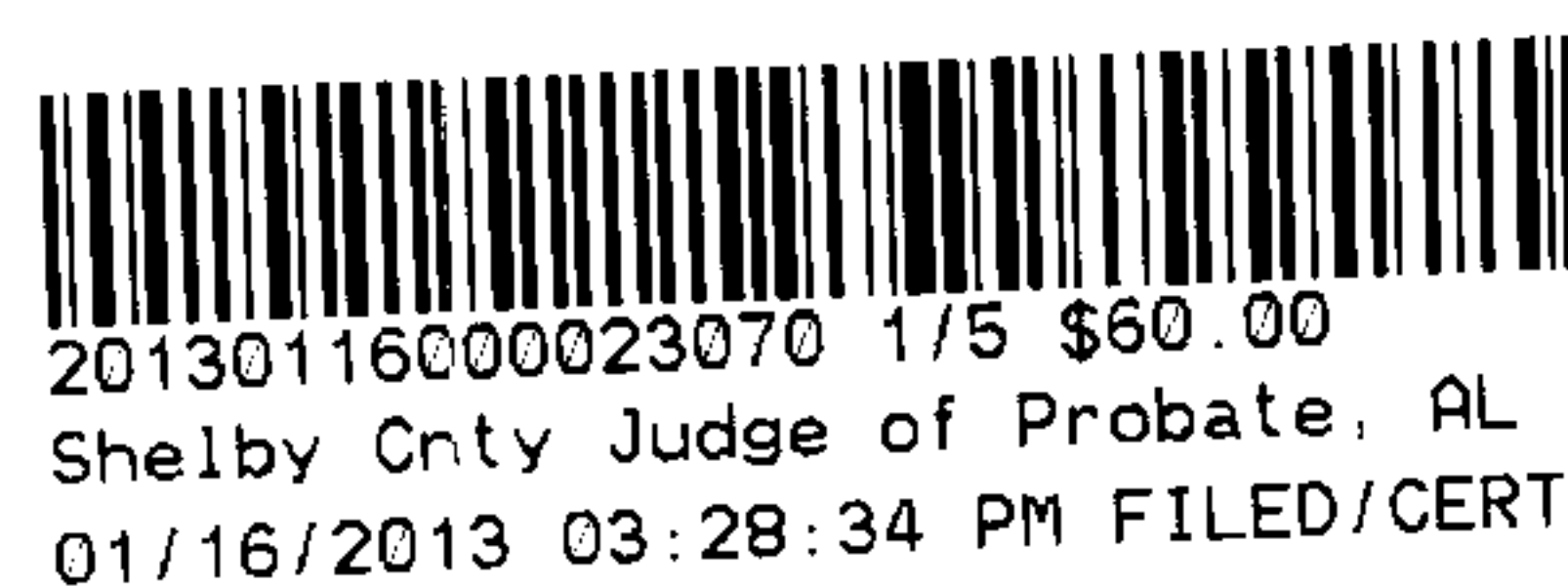
Subject to:

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. Easement/right-of-way to Birmingham Water Works and Sewer Board as recorded in Instrument Number 1997-4027 and Instrument Number 1996-25667.
4. Easement/right-of-way to Shelby Cable as recorded in Instrument Number 1997-33476.
5. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 111, page 408; Deed Book 109, page 70; Deed Book 149, page 380; Deed Book 173, 364; Deed Book 276, page 670; Deed Book 134, page 408; Deed Book 133, page 212; Deed Book 133., page 210; Real Book 31, page 355 and Instrument Number 1994-1186.
6. Restrictive covenant as recorded in Instrument Number 1994-7111 and amended in Instrument Number 1996-17543; Instrument Number 1999-31095.
7. Terms, conditions and restrictions as set out in the Articles of Incorporation of the Highland Lakes Residential Association, Inc. as recorded in Instrument Number 9402/3947 in the Office of the Judge of Probate of Jefferson County, Alabama.
8. Restrictions as shown on recorded plat.
9. 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 Inst. No. 20121114000436930, in the Probate Office of Shelby County, Alabama.

\$ 322,200.00 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, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of December, 2012.

HSBC Mortgage Services, Inc.

by, 
Its Tami Flores -VP



20130116000023070 2/5 \$60.00
Shelby Cnty Judge of Probate, AL
01/16/2013 03:28:34 PM FILED/CERT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles



20130116000023070 3/5 \$60.00
Shelby Cnty Judge of Probate, AL
01/16/2013 03:28:34 PM FILED/CERT

On December 14, 2012 before me, Christina M. Pankonin , Notary Public,
(Here insert name and title of the officer)

personally appeared Tami Flores,

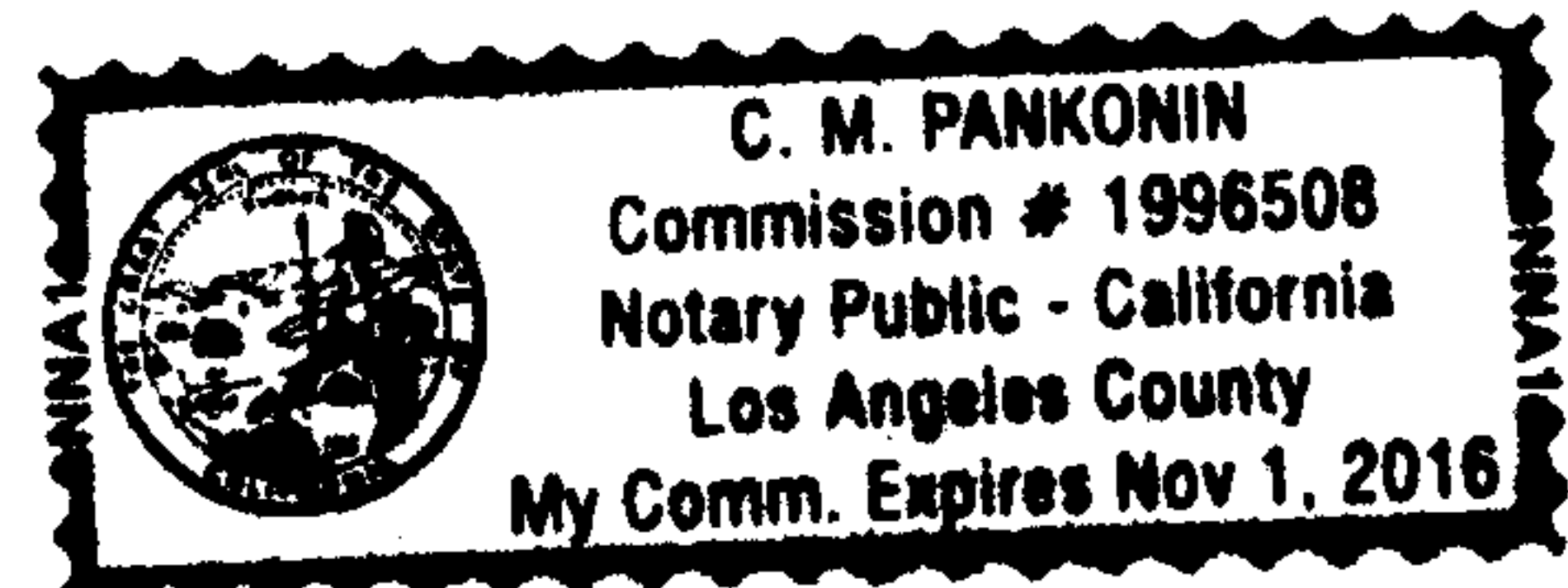
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s),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

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____


INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT A

Lot 1032, according to the Map of Highland Lakes, 10th Sector, Phase II, an Eddleman Community as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights expected. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument no. 1994-07111 and amended in Instrument no. 1996-17543 and further amended in Instrument no. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 10th Sector, Phase II, recorded in Instrument no. 20040430000226530 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")


20130116000023070 4/5 \$60.00
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Shelby County, AL 01/16/2013
State of Alabama
Deed Tax: \$36.00

Grantor's Name H SBC Mortgage Services
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 200
Bham AL 35242

Grantee's Name Michael Henderson
Mailing Address 1045 Newbury Lane
Birmingham AL 35242

Property Address 1045 Newbury Lane
Bham AL 35242

Date of Sale 1/3/2013
Total Purchase Price \$ 358,000



20130116000023070 5/5 \$60.00
Shelby Cnty Judge of Probate, AL
01/16/2013 03:28:34 PM FILED/CERT

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 1/3/2013

Print George Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one