


Prepared by: John Rudd  
CLOSING DEPARTMENT  
JOHNSON & FREEDMAN, LLC  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20130225000077320 1/4 \$27.50  
Shelby Cnty Judge of Probate, AL  
02/25/2013 11:14:08 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: REO2012123722AL1  
LOAN NO: 0010115277

Source of Title Deed Book: N/A  
Page: N/A  
Instrument No.: 20120808000290980

Shelby County, AL 02/25/2013  
State of Alabama  
Deed Tax: \$6.50

**SALES PRICE: \$124,100.00**  
**LOAN AMOUNT: \$117,800.00**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **HSBC Mortgage Services Inc.**, whose principal place of business is located at 931 Corporate Center Dr, Pomona, CA 91769, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Hunter W. Benton** whose address is 250 Rocky Ridge Dr. Helena, AL 35080, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

**Lot 40, according to the Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.**

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Hunter W. Benton**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **HSBC Mortgage Services Inc.** has caused this conveyance to be executed in its name by its undersigned officer(s), this 19 day of Dec, 2012.

**HSBC Mortgage Services Inc.**

ATTEST:

By: *Blanche I. Stewart*

TITLE: Blanche I. Stewart  
Asst. Secretary

By: *Tami Flores*

TITLE: Tami Flores - VP


(Corporate Seal)

THE STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said State and County, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

  
20130225000077320 2/4 \$27.50  
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# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles



20130225000077320 3/4 \$27.50  
Shelby Cnty Judge of Probate, AL  
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On December 19, 2012 before me, Christina M. Pankonin , Notary Public,  
(Here insert name and title of the officer)

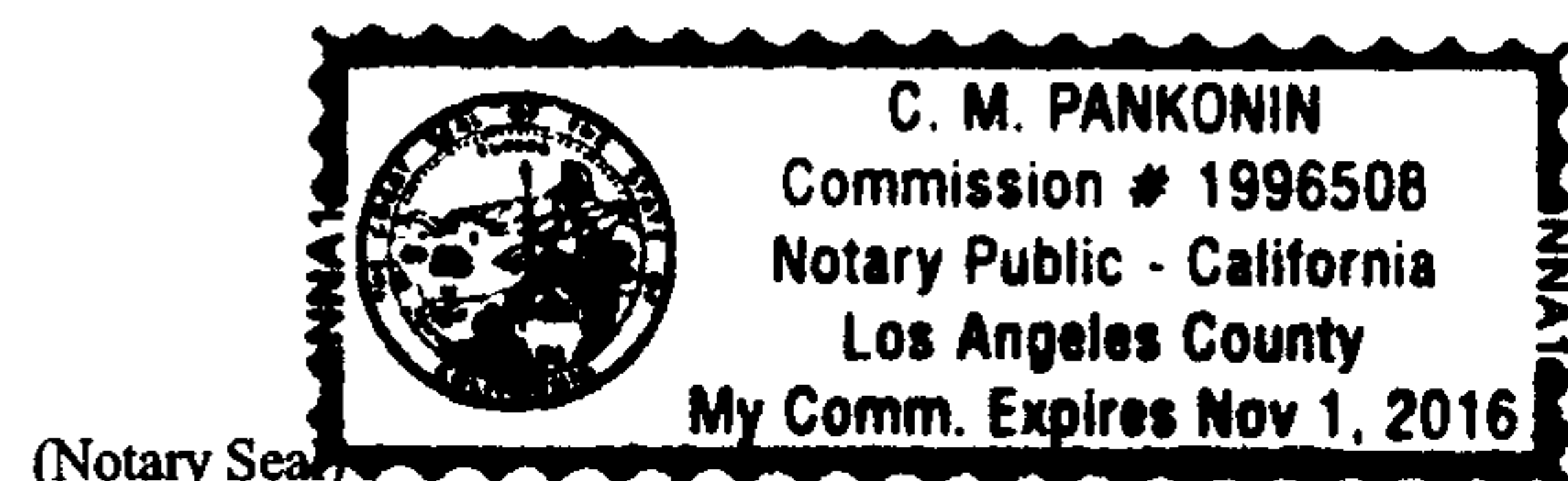
personally appeared Tami Flores,

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]  
Signature of Notary Public



## 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



## Real Estate Sales Validation Form

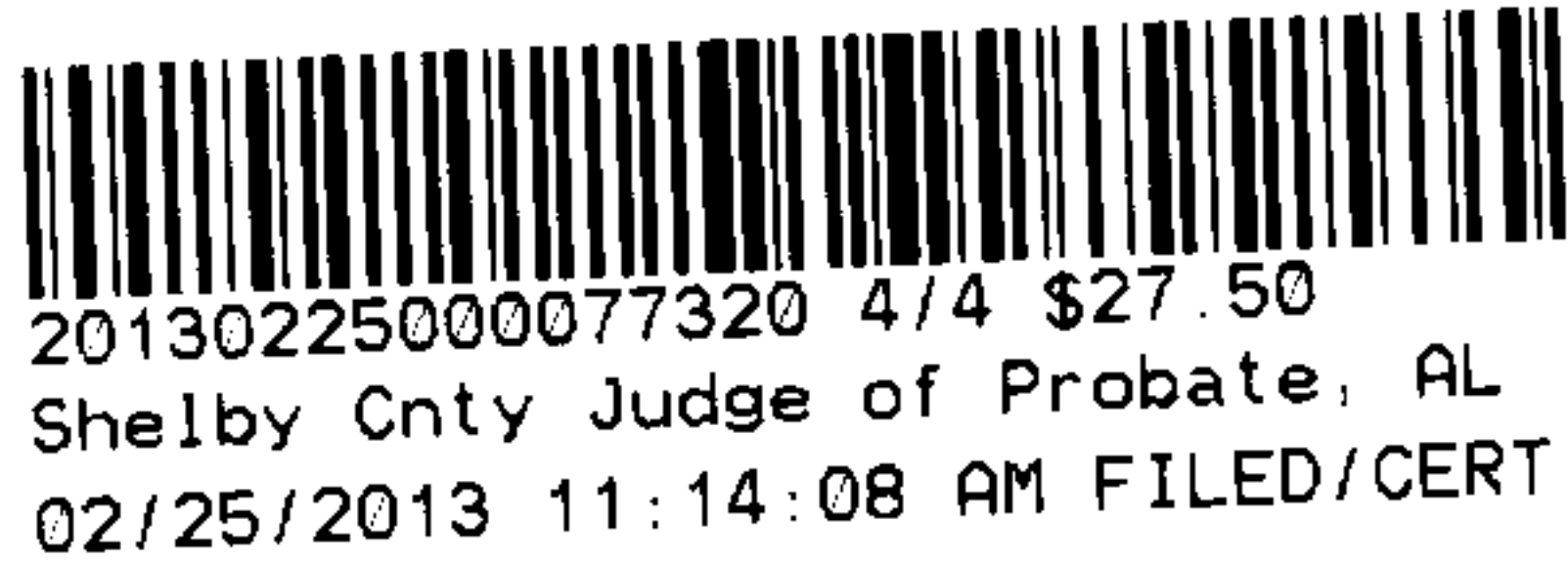
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name HSBC Mortgage Services, Inc  
Mailing Address 931 Corporate Center Drive  
Pomona CA 91768

Grantee's Name Hunter W. Benton  
Mailing Address 250 Rocky Ridge Drive  
Helena, AL 35080

Property Address 250 Rocky Ridge Drive  
Helena, AL 35080

Date of Sale 01/07/2013  
Total Purchase Price \$ 124,100.00



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 2/22/13

Print Tiffany H. Wolf

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1