



20130329000132040 1/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
03/29/2013 02:22:22 PM FILED/CERT

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209  
ALQ-130200085S

Send Property Tax Notice to:

17 Highway 57  
Vincent AL 35178

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eleven Thousand and 00/100 Dollars (\$111,000.00) cash in hand paid to  
**HSBC Bank USA, National Association as Trustee for Deutsche Mortgage Securities Inc., Mortgage Loan Trust, Series 2004-3**

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

**John Douglas**

(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 #20120820003233390

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.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20120820003233390.**

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 Bank USA, National Association as Trustee for Deutsche Mortgage Securities Inc., Mortgage Loan Trust, Series 2004-3, has caused these present to be executed in its name and on its behalf as aforesaid, on this 19th day of March, 2013.

Shelby County, AL 03/29/2013  
State of Alabama  
Deed Tax: \$111.00

**HSBC Bank USA, National Association as  
Trustee for Deutsche Mortgage Securities Inc.,  
Mortgage Loan Trust, Series 2004-3  
By: M & T Bank, Attorney in fact**

BY Margaret Phillips (Name)  
Margaret Phillips  
Its: Banking Officer (Title)

State of New York  
County of Erie

I, Lucy A Dannecker, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Margaret Phillips of M & T Bank, whose name as Attorney-in-Fact for HSBC Bank USA, National Association as Trustee for Deutsche Mortgage Securities Inc., Mortgage Loan Trust, Series 2004-3, 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 19th day of March, 2013.

Lucy A Dannecker  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

Reference:  
2413 Titonka, Birmingham, AL, 35244  
Servicer Loan #:


**LUCY A DANNECKER**  
Lic. #01DA6245448  
Notary Public-State of New York  
Qualified in **ERIE**  
My Commission Expires **07/25/2015**

**Exhibit A**

Lot No. 10, according to the Survey of Indian Village, Fifth Sector, as recorded in Map Book 5, Page 100, in the Probate Office of Shelby County, Alabama. A parcel of land being the West half of Lot 11, according to the survey of Indian Village Fifth Sector as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, all being more particularly described as follows: Begin at the Northwest corner of said Lot 11, thence run in an Easterly direction along the Northerly line of said Lot 11 along the arc of a curve having a central angle of 23 degrees 31 minutes and a radius of 173.53 feet a distance of 71.27 feet; thence from the chord of last described curve turn an angle to the right of 98 degrees 12 minutes 42 seconds and run in a Southerly direction a distance of 258.94 feet to its intersection with the Southerly line of said Lot 11; thence turn an angle to the right of 50 degrees 21 minutes 39 seconds and run in a southwesterly direction along the south line of said Lot 11 a distance of 11.73 feet to the Southwest corner of said Lot 11; thence turn an angle to the right of 116 degrees 15 minutes 01 seconds and run in a Northerly direction along the Westerly line of said Lot 11 a distance of 263.48 feet to the point of beginning.

All lying and being in Shelby County, Alabama.

Property Address: 2413 Titonka, Birmingham, AL 35244

  
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**Reference:**

2413 Titonka, Birmingham, AL, 35244

Servicer Loan #:



# 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  
Mailing Address National Association

Grantee's Name John Douglas  
Mailing Address 17 Highway 57  
Vincennes AL  
35178

Property Address 2413 Titonka Rd  
Bham AL 35244

Date of Sale 3-25-13  
Total Purchase Price \$ 111,000.00


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

  
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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 3-25-13

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1