

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

Send Tax Notice to:
Safe Future Birmingham, L.L.C.

*137 Business Center Drive
Birmingham, AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Five Thousand And 00/100 Dollars (\$75,000.00) to the undersigned Grantor, HSBC Mortgage Services, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Safe Future Birmingham, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Savannah Pointe Sector III, Phase I, as recorded in Map Book 25, Page 113, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 171, Page 279.
4. Easement/right-of-way to Southern Natural Gas as recorded in Volume 90 page 477.
5. Restrictive covenant as recorded in Instrument Number 1999-25577 and Instrument Number 2000-1702.
Restrictions as shown on recorded plat.
6. 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. 20130328000128360, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17
day of June, 2013.

HSBC Mortgage Services, Inc.

by,
its

Cecilia Friberg
Vice President and Asst. Secretary
Administrative Services Division



20130628000264430 2/4 \$96.00
Shelby Cnty Judge of Probate, AL
06/28/2013 10:16:04 AM FILED/CERT

State of California

County of Los Angeles

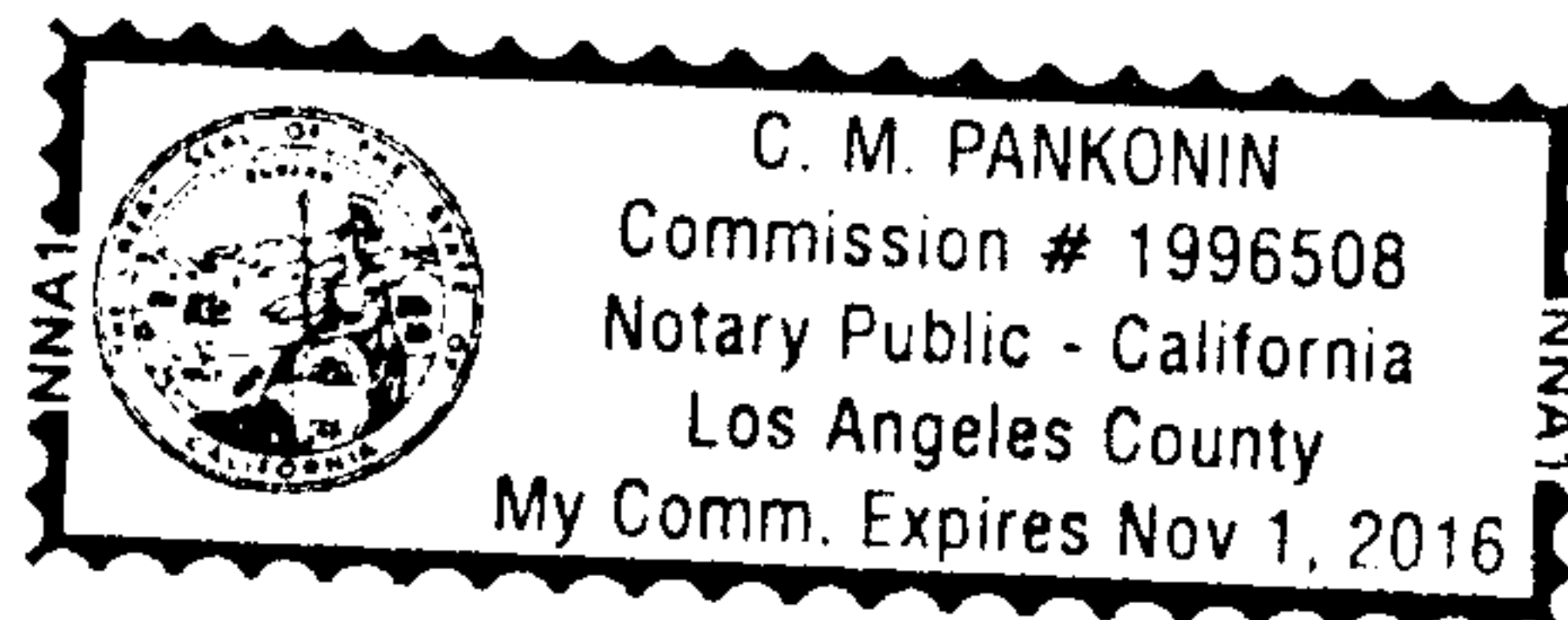
On JUN 17 2013 before me, C. M. Pankonin NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Cecilia Friberg
who provided 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 C. M. Pankonin (Seal)



2013-000698

20130628000264430 3/4 \$96.00
Shelby Cnty Judge of Probate, AL
06/28/2013 10:16:04 AM FILED/CERT

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 Safe Future Birmingham, L.L.C.
Mailing Address 137 BUSINESS Center Dr
Birmingham AL 35244

Property Address 982 Savannah Lane
Calera, AL 35040

Date of Sale 6/26/2013
Total Purchase Price \$75,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 6/26/2013

☐ Unattested

(verified by)

Print Safe Future Birmingham LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20130628000264430 4/4 \$96.00
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