


When recorded mail to:
LandCastle Title of AL
1 Independence Plaza, Ste 416
Birmingham, AL 35209
ALQ-1301000452S


20131024000421380 1/4 \$177.00
Shelby Cnty Judge of Probate, AL
10/24/2013 02:03:03 PM FILED/CERT

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STATE OF ALABAMA)
COUNTY OF SHELBY)

Send tax notice:
531 Meadow Brook
Bham AL 35242

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$154,000.00 and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC Bank USA, National Association as Trustee for Luminent Mortgage Trust 2007-2** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **ANNA MARIA BROWN** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

Lot 139A, according to the survey of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Instrument #20130821000341090** 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 11th day of October, 2013.

**HSBC Bank USA, National Association as
Trustee for Luminent Mortgage Trust
2007-2**

By: Wells Fargo Bank, N.A. as Attorney
in Fact

By: Yvette Blatchford [Signers
Name]

Its: VP Loan Documentation [Signers Title]

Shelby County, AL 10/24/2013
State of Alabama
Deed Tax: \$154.00

State of _____
County of _____

I, _____, the undersigned authority, a Notary Public, in
and for said County and in said State, personally appeared _____,
to me personally known, who being by me duly sworn (or affirmed) did say that person is
_____ (title) of said **Wells Fargo Bank, N.A.**, as Attorney in Fact
for **HSBC Bank USA, National Association as Trustee for Luminent Mortgage Trust
2007-2** by authority of its board of (directors or trustees) and the said (officer's name)
_____ acknowledged the execution of said instrument to be the
voluntary act and deed of said (corporation or association) by it voluntarily executed.

Given under my hand and official seal this _____ day of
_____ 2013.

Notary Public
My commission expires: _____

Send future tax bills to:
1343 Inverness Cove
Hoover, AL 35242

**See Attached
California
Acknowledgment**

State of California)

County of San Bernardino)

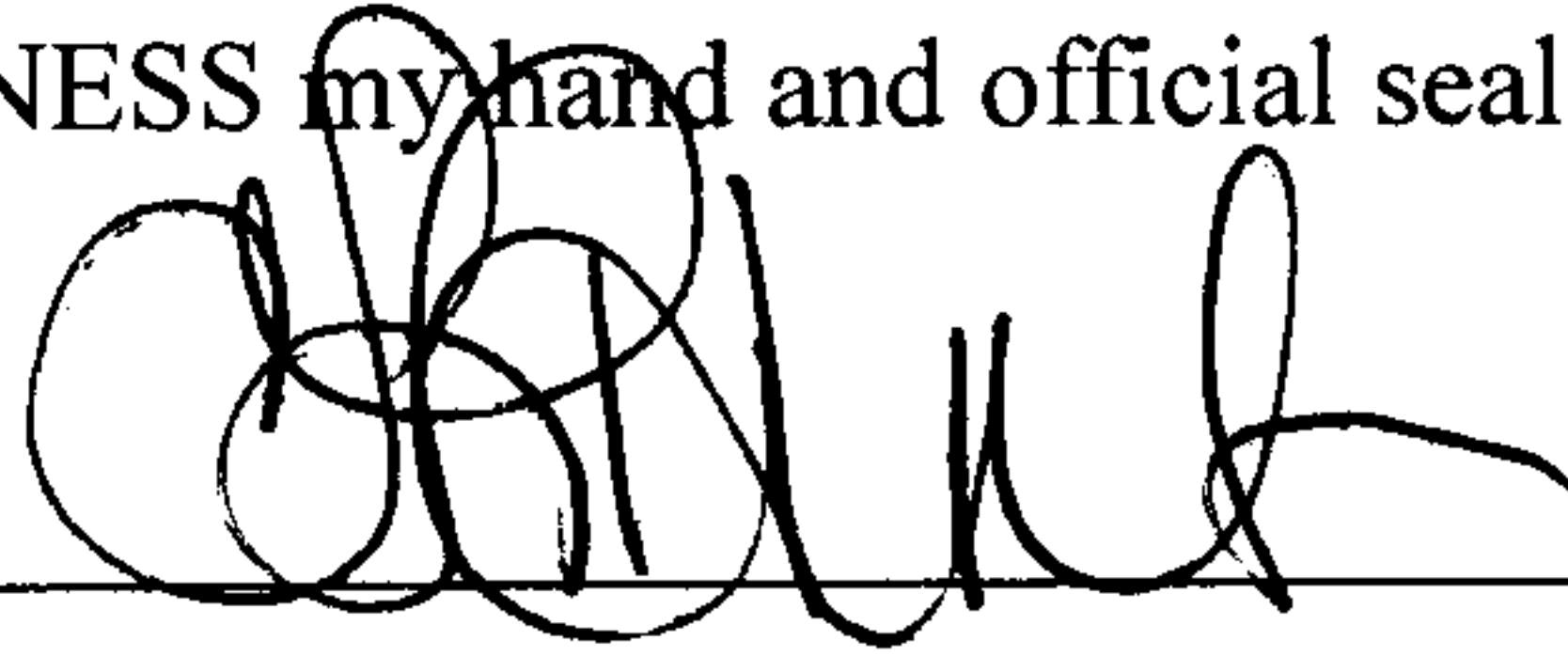
On 10/11/13 before me, S.L. Hunt, Notary Public
personally appeared Yvette Blatchford,

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.

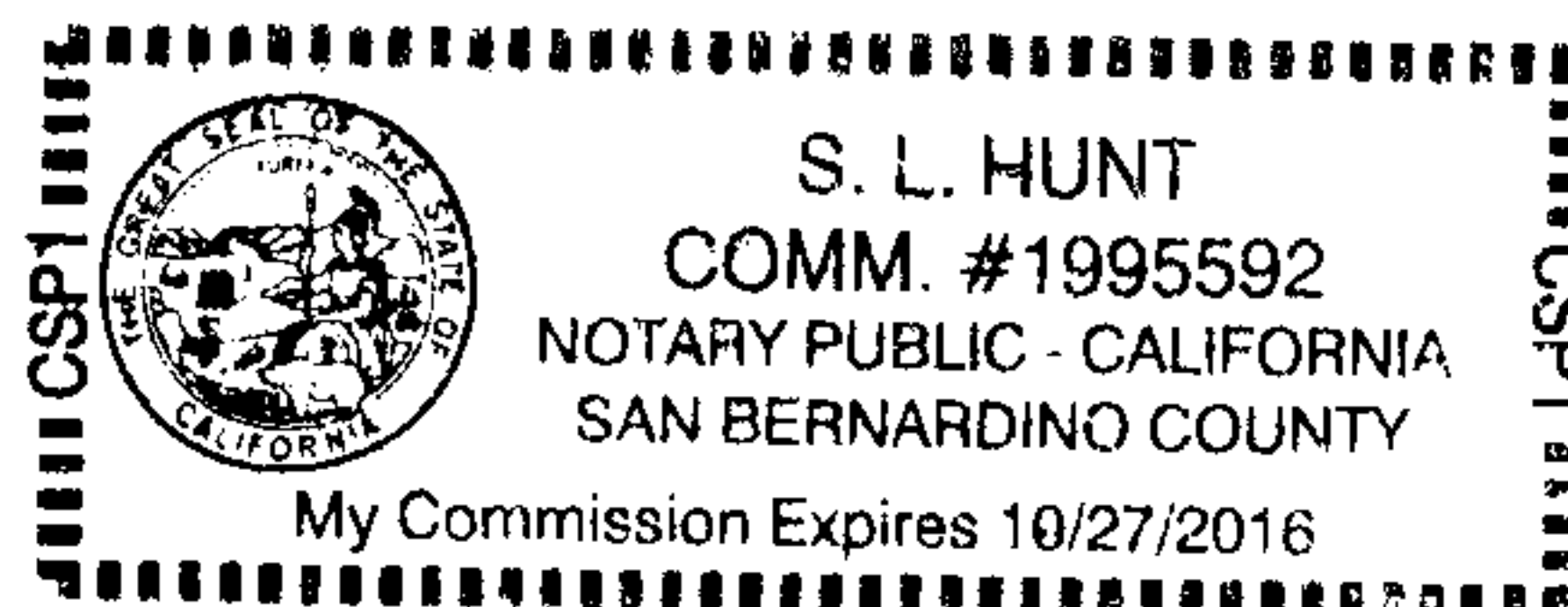
I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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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 8480 Stagecoach Circle
Frederick MD
21001

Grantee's Name Anna Maria Brown
Mailing Address 5316 Meadow Brook
Bham AL 35242

Property Address 1343 Inverness Cove Dr
Hoover AL
35242

Date of Sale 10-18-13

Total Purchase Price \$ 154000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 10-21-13

Print Dawn Collins

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1