



20140306000061970 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/06/2014 02:30:55 PM FILED/CERT

**This Document Prepared By:**

HSBC Bank USA, N.A.  
C/O Ocwen, 1661 Worthington Road Suite 100  
West Palm Beach, Florida 33409

**After Recording Send Tax Notice To:**

Justin Luquire  
4818 Riverwood Place  
Birmingham, Alabama 35242

Assessor's Parcel Number: 136134003012000

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SEVENTY-EIGHT THOUSAND NINE HUNDRED FIFTY-NINE AND NO/100 DOLLARS (\$78,959.00), to the undersigned GRANTOR, **HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE5, Asset Backed Pass-Through Certificates, by Ocwen Loan Servicing, LLC as Attorney in Fact**, a corporation organized and operating under the laws of the State of Florida, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Justin Luquire, a single person**, (herein referred to as grantee), whose mailing address is 4818 Riverwood Place, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 12A AND SOUTHWEST 12.5 FEET OF LOT 13A, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 23, HIDDEN CREEK, AS RECORDED IN MAP BOOK 24 PAGE 7, IN THE PROBATE OFFICE OF SHELBY, ALABAMA.

MORE commonly known as: 122 Hidden Creek Circle, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded September 17, 2013; Doc. No. 20130917000375800

Date of Sale: 11/05/2013

Total Purchase Price: \$78,959.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Shelby County, AL 03/06/2014  
State of Alabama  
Deed Tax: \$16.00

20140306000061970 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/06/2014 02:30:55 PM FILED/CERT

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 24 day of October, 2013.

**HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE5, Asset Backed Pass-Through Certificates, by Ocwen Loan Servicing, LLC as Attorney in Fact**

Attest:

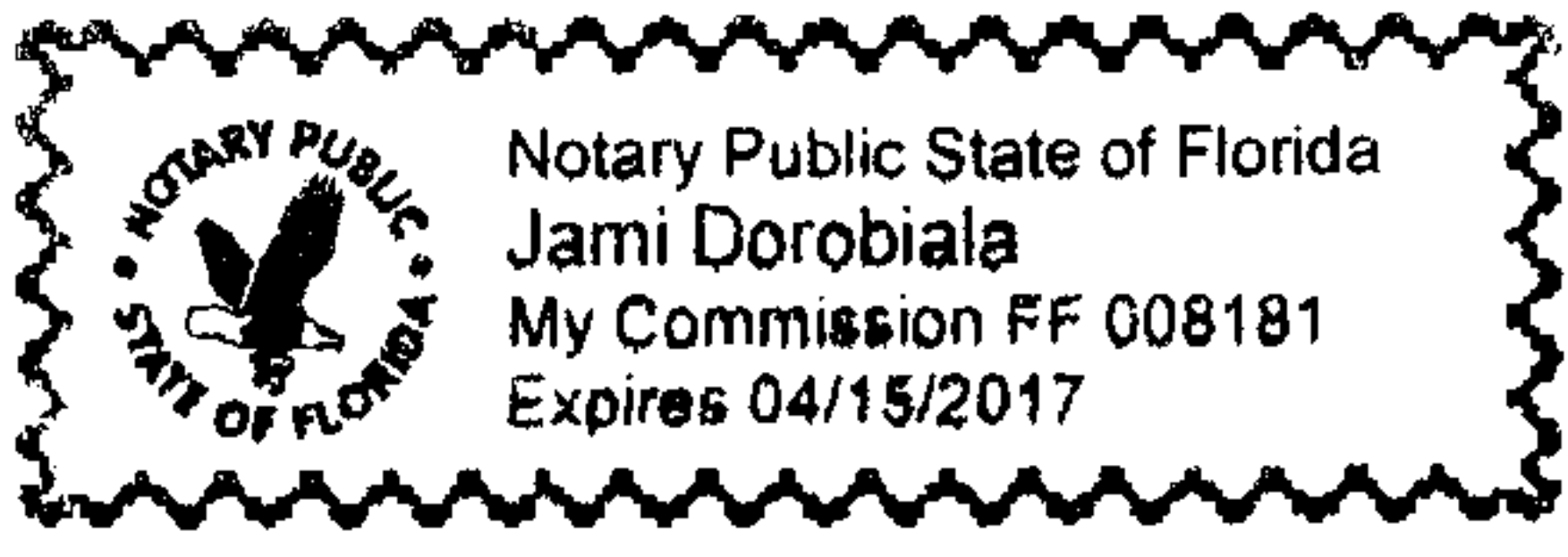
Sandra L. Sheffield  
Sandra L Sheffield **Contract Management Coordinator**  
Printed Name & Title

By: Mei-Ling Mitchell  
Mei-Ling Mitchell **\*Contract Management Coordinator**  
Printed Name & Title

STATE OF Florida  
Palm Beach COUNTY

I, Jami Dorobiala, a Notary Public in and for said County, in said State, hereby certify that Mei-Ling Mitchell, whose name as \* of **Ocwen Loan Servicing, LLC as Attorney in Fact for HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE5, Asset Backed Pass-Through Certificates**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 24 day of October, 2013.

[Signature]  
NOTARY PUBLIC Jami Dorobiala  
My Commission Expires: \_\_\_\_\_

**POA recorded simultaneously herewith**



## 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, NA  
Mailing Address 1661 Worthington Rd  
Ste 100  
West Palm Beach, FL 33409

Grantee's Name Justin Luquire  
Mailing Address 4818 Riverwood Place  
Birmingham, 35242

Property Address 122 Hidden Creek Circle  
Pelham, AL 35124

Date of Sale 11/21/2013  
Total Purchase Price \$ 78,959.00



20140306000061970 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/06/2014 02:30:55 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 12-16-2013

Print Joseph Noh

☒ Unattested

Madison Maxwell

(verified by)

Sign

(Signature)  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1