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20140721000221560 1/3 \$288.00
Shelby Cnty Judge of Probate, AL
07/21/2014 08:50:18 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Michael Clay and Valerie Clay

Property Tax ID#: 104170004006.000
Ref. #: NSTS-6140012

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of \$267,737.45 Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that HSBC BANK, USA, NATIONAL ASSOCIATION, as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2004-6, whose post office address is C/O Everhome Mortgage Company, 301 W. Bay St, Jacksonville, FL 322026 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto Michael Clay and Valerie Clay, husband and wife, whose post office address is

_____, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 6, ACCORDING TO THE SURVEY OF RIVER HIGHLANDS AS RECORDED IN MAP BOOK 19, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED BY FORECLOSURE DEED TO HSBC BANK, USA, NATIONAL ASSOCIATION, as Trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass Through Certificates, Series 2004-6

DATED 12/12/2013 RECORDED 12/20/2013 AS DOCUMENT #20131220000486970.

PROPERTY ADDRESS: 1096 Highland Dr. Birmingham, AL. 35224

Shelby County, AL 07/21/2014
State of Alabama
Deed Tax: \$268.00

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

In witness whereof, Grantor has hereunto set a hand and seal this 2 day of July
_____, 2014.

Maureen F. Burke

Witness

Maureen F. Burke

Printed Name

B. Rush Cowherd

Witness

B. Rush Cowherd

Printed Name

STATE OF FLORIDA

COUNTY OF DUVAL

I, B. Rush Cowherd, hereby certify that Vernon F. McDaniel
in his/her capacity as Vice President for EverBank successor by merger to Everhome
Mortgage Company, as attorney in fact for HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee
for Opteum Mortgage Acceptance Corporation Asset Backed Pass Through Certificates, Series 2005-2,
whose name 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 conveyance executed the same voluntarily on the day
the same bears date.

Given under my hand this 2nd day of July, 2014.

HSBC BANK, USA, NATIONAL ASSOCIATION, as
Trustee for Opteum Mortgage Acceptance Corporation
Asset Backed Pass Through Certificates, Series 2004-6

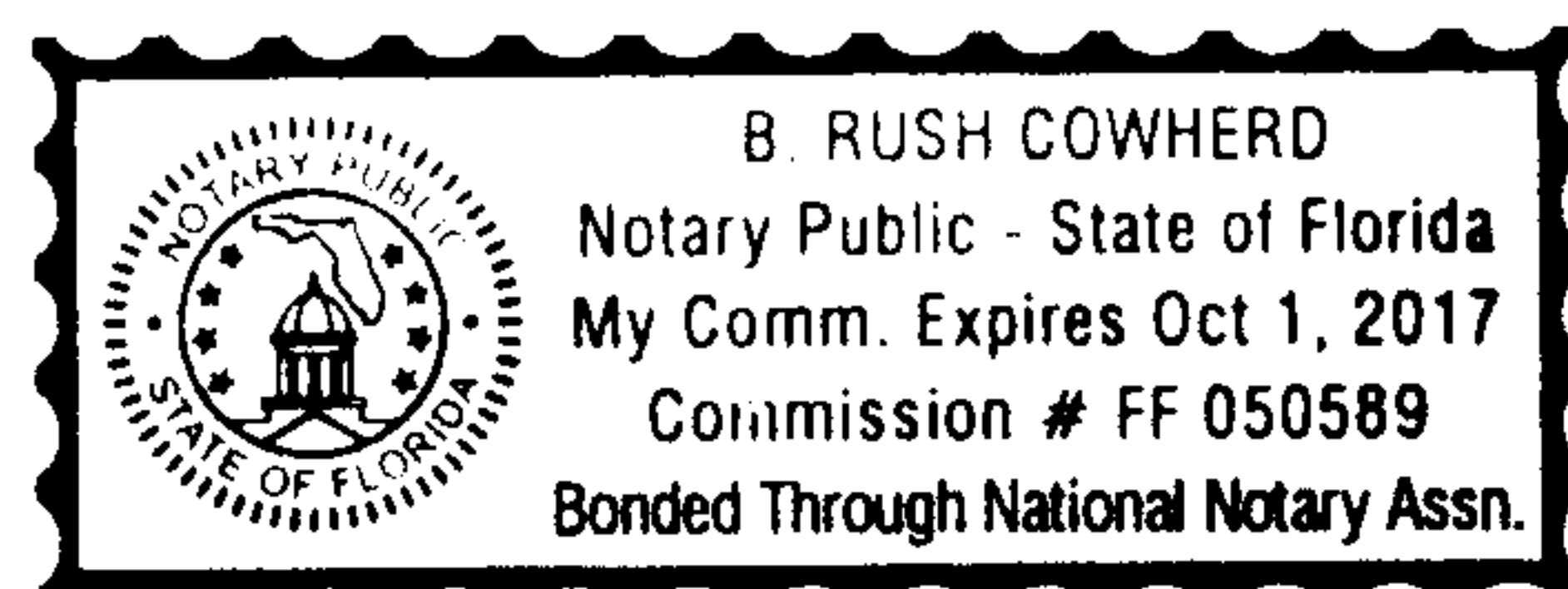
By: Vernon F. McDaniel
EverBank successor by merger to Everhome
Mortgage Company, as attorney in fact

Title: Vernon F. McDaniel
Vice President

20140721000221560 2/3 \$288.00
Shelby Cnty Judge of Probate, AL
07/21/2014 08:50:18 AM FILED/CERT

B. Rush Cowherd
Notary Public B. Rush Cowherd
My commission expires:

Prepared By:
National Settlement & Title Services, LLLP
429 Apollo Beach Blvd
Apollo Beach, FL 33572



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
Mailing Address 301 W. Bay Street
Jacksonville, FL 32202

Grantee's Name Michael Clay
Mailing Address 1096 Highlands Drive
Birmingham, AL 35244

Property Address 1096 Highlands Drive
Birmingham, AL 35244

Date of Sale 7/11/14
Total Purchase Price \$ 267,737.45

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 a

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 7-11-14

Print Marcia St. Louis

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Print Form

Form RT-1