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02/13/2015 01:57:33 PM
DEEDS 1/4

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Margaret Whaley
121 Mangrove Drive
Alabaster, Alabama 35007

Assessor's Parcel Number: 23 2 03 4 001 046.046

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of NINETY-TWO THOUSAND SEVEN HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$92,799.00), to the undersigned GRANTOR, **HSBC Mortgage Services, Inc., by Altisource Solutions, Inc., as attorney-in-fact**, whose mailing address is C/o Altisource Solutions, 1000 Abernathy Road Northeast Suite 200, Atlanta, Georgia 30328, (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 **Margaret Whaley, a single person**, (herein referred to as grantee), whose mailing address is 121 Mangrove Drive, Alabaster, Alabama 35007, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 121 Mangrove Drive, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded August 15, 2014; Doc. No. 20140815000256340

Date of Sale: February 6, 2015

Total Purchase Price: \$92,799.00

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.

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 Louquen Felecia Hazelton, who is authorized to execute this conveyance, has hereinto set its signature and seal, this 28th day of January, 2015.

HSBC Mortgage Services, Inc., by Altisource Solutions, Inc., as attorney-in-fact

Attest:

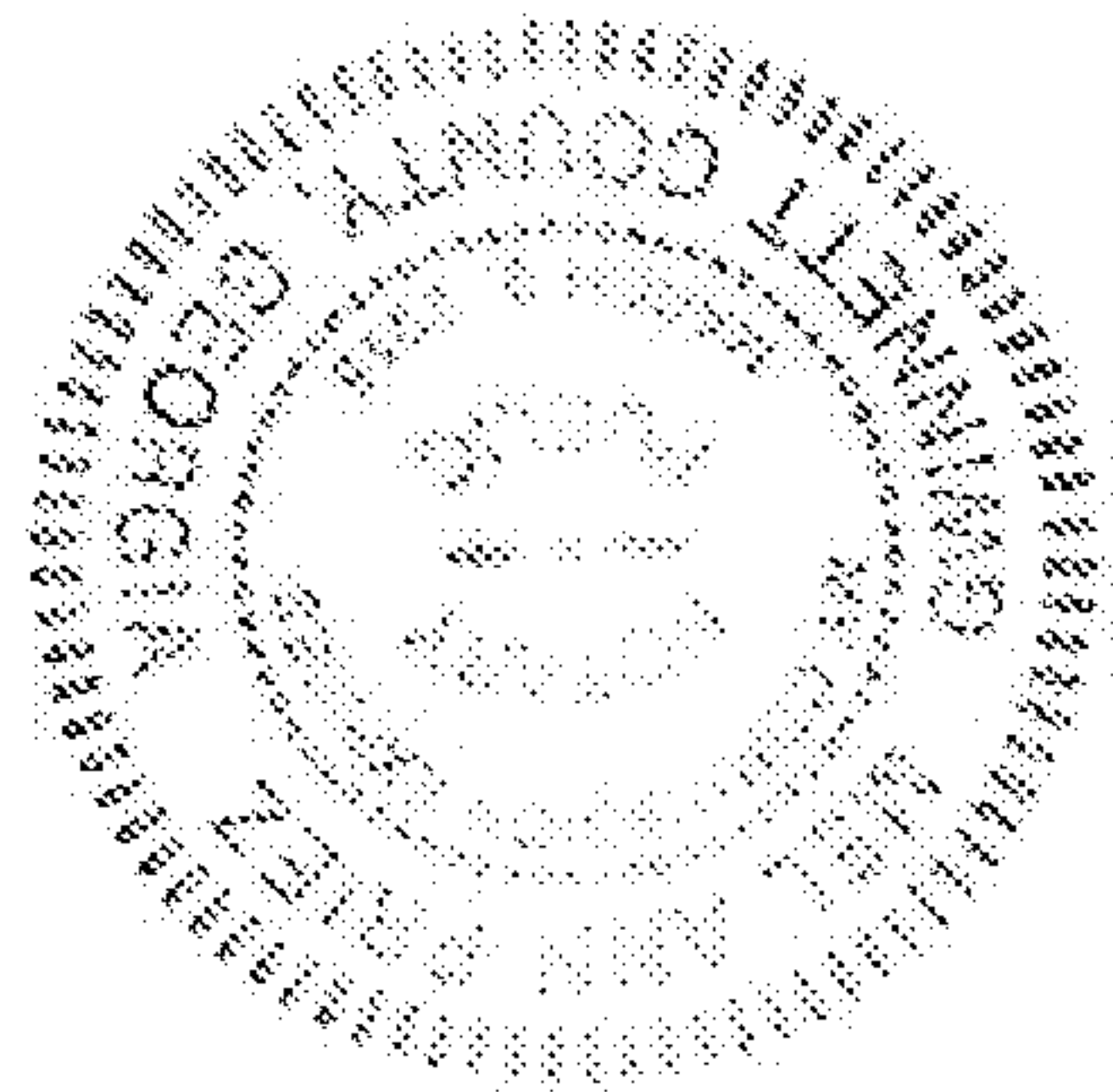
[Signature]
George S. Wade II
Printed Name & Title

By: [Signature]
Louquen Felecia Hazelton
Printed Name & Title
Authorized Signor

STATE OF Ga
Fulton COUNTY

I, MEL-ANN DRIEZ, a Notary Public in and for said County, in said State, hereby certify that Louquen Felecia Hazelton, whose name as Authorized Signor of **Altisource Solutions, Inc., as attorney-in-fact for HSBC Mortgage Services, Inc.**, 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 signor 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 28th day of January, 2015.

[Signature]
NOTARY PUBLIC
My Commission Expires: MARCH 09, 2015

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date 1/28/15

Printed Name: Louquen Felecia Hazelton
Signature: [Handwritten Signature]

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Block 6, according to the survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/13/2015 01:57:33 PM
\$116.00 CHARITY
20150213000047790

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.