

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

Send Tax Notice to:
Gildardo Perez
Jenny Castro
307 Dale Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Eight Thousand Two Hundred Ninety-Nine And 00/100 Dollars (\$78,299.00) to the undersigned, HSBC Mortgage Services, Inc., by Altisource Solutions, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Gildardo Perez, and Jenny Castro, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 2, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 101 Page 79; Volume 126 Page 174 and Volume 277 Page 23.
4. Restrictive covenant as recorded in Volume 1, Page 10.
5. Agreement with Alabama Power Company in Volume 1 at Pages 305 and 308.
6. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Restrictions as shown on recorded plat.
8. 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 , in the Probate Office of Shelby County, Alabama.

\$62,639.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of February, 2015.

HSBC Mortgage Services, Inc.

By Altisource Solutions, Inc., as Attorney in Fact

By: *[Signature]*

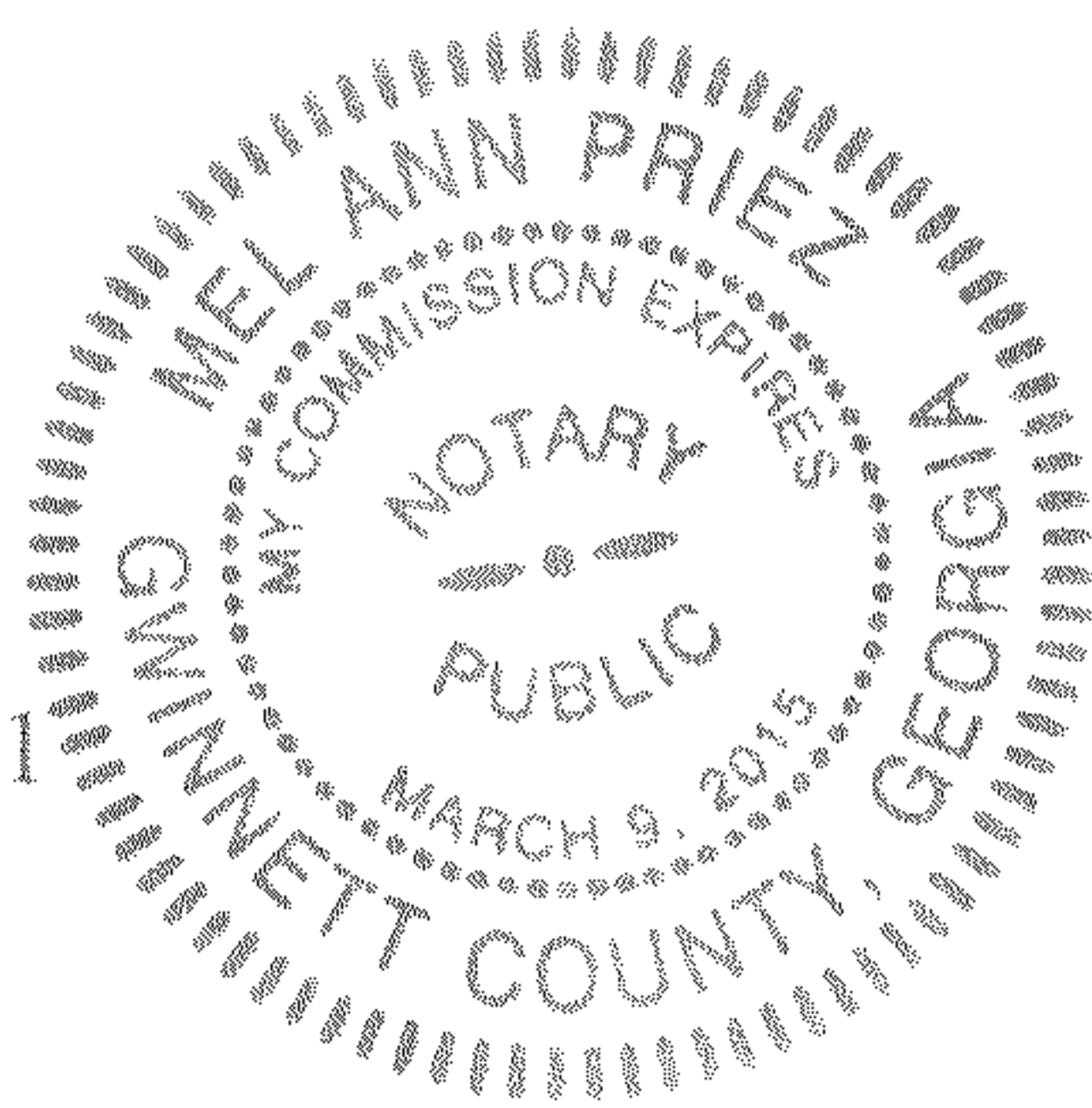
Its Authorized Signor

STATE OF GA

COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvette D. Maliley, whose name as Authorized Signor of Altisource Solutions, Inc., as Attorney in Fact for HSBC Mortgage Services, Inc., 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 13 day of February, 2015.



2014-001311

Mel-Ann Priez

NOTARY-PUBLIC

My Commission expires: 3-09-2015

AFFIX SEAL

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 1000 Abernathy Road NW,
Building 400, Suite 200
Atlanta, GA 30328

Grantee's Name Gilardo Perez and Jenny Castro
Mailing Address 307 Dale Drive
Alabaster, AL 35007

Property Address 307 Dale Drive
Alabaster, AL 35007

Date of Sale 3/13/15
Total Purchase Price \$ 78,299.00

or
Actual Value \$

or
Assessor's Market Value \$

20150323000088740

03/23/2015 08:43:51 AM

DEEDS 3/3

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).

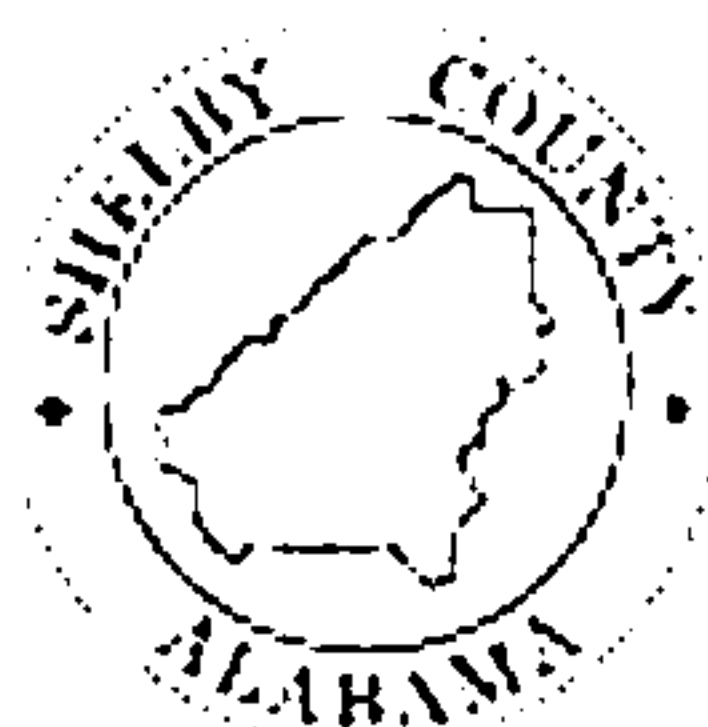
Date 3/13/15

Print Kelly B. Furgerson

Unattested
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2015 08:43:51 AM
\$36.00 CHERRY
20150323000088740

[Signature]