

This Document Prepared By:
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Henderson, NV 89074

After Recording Send Tax Notice To:
Tracy Pittman, et al
114 Hunset Mill Lane
Pelham, AL 35124

Assessor's Parcel Number: 274170000.016.007

SPECIAL WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of TWENTY-NINE THOUSAND NINE HUNDRED AND NINETY-NINE AND NO/100 (\$29,999.00), 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 **Tracy Pittman, a married person, and Duncan Swords, a married person, and Kim Holliday, a single person, all as joint tenants with Right of survivorship**, (herein referred to as grantee), whose mailing address is 114 Hunset Mill Lane, Pelham, Alabama 35124, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 23, ACCORDING TO THE SURVEY OF RIPPLE CREEK ESTATES, PHASE 2, FIRST ADDITION AS RECORDED IN MAP BOOK 14, PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 57 Dana Drive, Montevallo, Alabama 35115

Source of Title. Ref.: Sheriff's Deed: Recorded October 29, 2014; Doc. No. 20141029000341070

Date of Sale: 04/27/2015
Total Purchase Price: \$29,999.00

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 Authorized Signor, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 24 day of APRIL, 2015.

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

Attest:

S. Hazelton
Felecia
Louquien Hazelton - VP (Authorized)
 Printed Name & Title

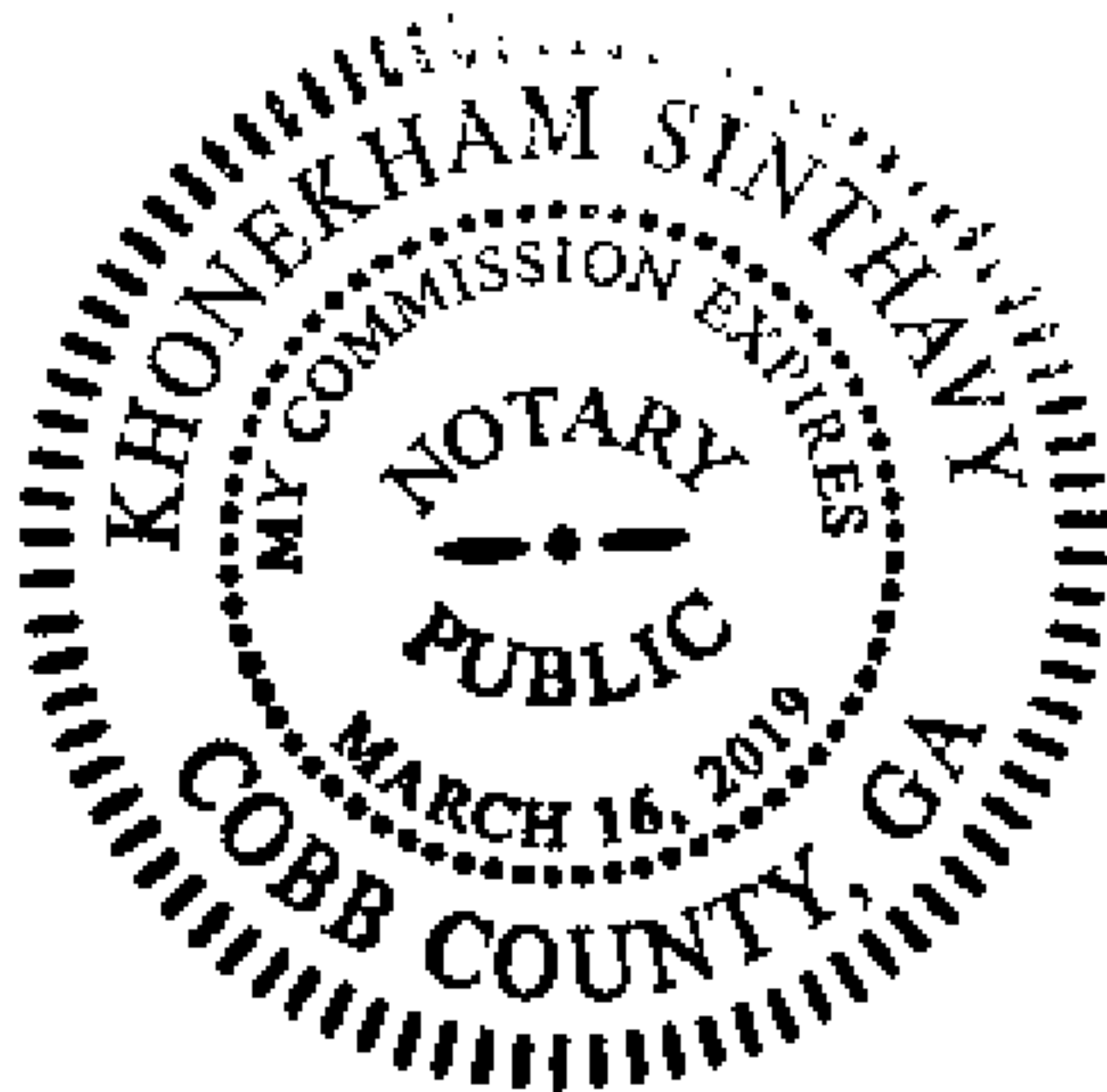
By: Yvette D. Malilay
Yvette D. Malilay Authorized
 Printed Name & Title Signor

STATE OF GA
FULTON COUNTY

I, Khonetham Sinthany a Notary Public in and for said County, in said State, hereby certify that Yvette D. Malilay, 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 24 day of April, 2015.



Keen SD
 NOTARY PUBLIC
 My Commission Expires: 3/16/19

Loan No: 0016540551



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/19/2015 03:38:00 PM
 \$23.00 CHERRY
 20150519000166490

John Fuhrmeister