

Send Tax Notice To:
Patricia M. Smith

20150709000232510
07/09/2015 02:49:54 PM
DEEDS 1/3

369 Stonegate Drive
Birmingham, AL. 35242

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **Sixty One Thousand and 00/100 Dollars(\$61,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset Backed Certificates, Series 2005-4** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Patricia M. Smith** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Commence at the Northwest corner of Section 1, Township 24 North, Range 13 East, Freeman Base Line; thence North 03 degrees 30 minutes West a distance of 993.42 feet to a point; thence North 87 degrees 10 minutes 00 seconds East a distance of 875.44 feet to the Point. Thence North 03 degrees 41 minutes 04 seconds West a distance of 288.59 feet to the point of beginning; thence continue along last described course a distance of 119.67 feet to a point; thence North 77 degrees 05 minutes 05 seconds West a distance of 313.98 feet to the East right of way of 1st Street East; thence South 03 degrees 51 minutes 25 seconds East along said right of way a distance of 203.46 feet to a point; thence North 87 degrees 26 minutes 31 seconds East a distance of 300.35 feet to the point of beginning.

Also known as: 105 1st Street E, Calera, Alabama, 35040, however in the event of a conflict between the street address and legal description, the legal description shall control.

Prior instrument reference: **Instrument # 20101021000352170** of the Public Records of the **Judge of Probate of Shelby County, State of Alabama.**

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this **June 23, 2015**.

HSBC Bank USA, National Association, as Trustee for
Wells Fargo Home Equity Asset Backed Certificates,
Series 2005-4 by Wells Fargo Bank, N.A. as attorney in
fact



Aaron Reyes

By: _____

Its: VP Loan Documentation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

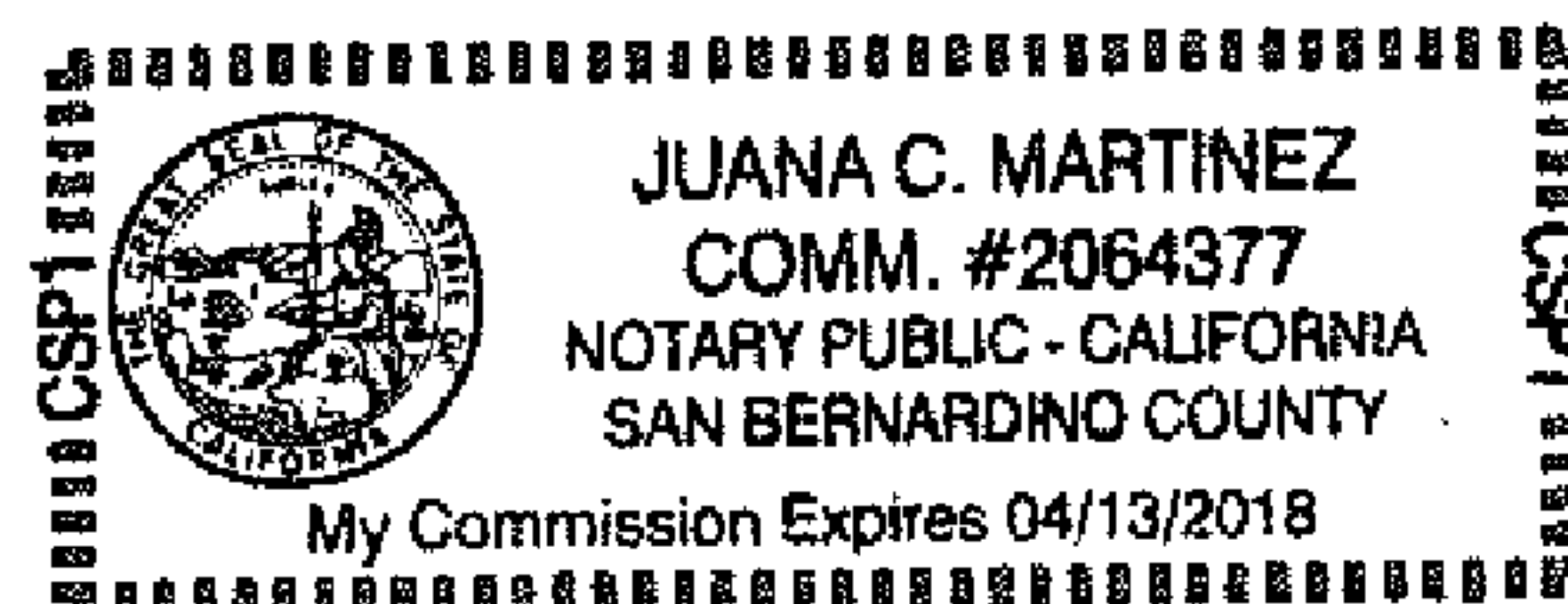
County of San Bernardino)

On 06/23/15 before me, Juana C Martinez Notary Public,
personally appeared Aaron Reyes, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Juana C Martinez



(Seal)

Prepared by: Sirote and Permutt
2311 Highland Ave S
Birmingham, AL. 35205

Send future tax bills to:

Patricia M. Smith

369 Stonegate Drive
Birmingham, AL. 35242

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
 Mailing Address 8480 Stagecoach Circle
Frederick, MD 85040

Grantee's Name Patricia M. Smith
 Mailing Address 369 Stonegate Drive
Birmingham, AL 35242

Property Address 105 1st Street East
Calera, AL 35040

Date of Sale 7/8/15
 Total Purchase Price \$ 61000.00
 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 7/9/15

Print Jeff W. Parmer

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge
 County Clerk
 (Verified by)
 Shelby County, AL
 07/09/2015 02:49:54 PM
 \$81.00 DEBBIE
 20150709000232510

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

