

**Send Tax Notice To:**  
RICK H. VIGNEULLE  
AND DEBBIE H. VIGNEULLE  
1866 HWY 441  
WILSONVILLE, AL 35186

**20150831000301080**  
**08/31/2015 08:08:40 AM**  
**DEEDS 1/3**

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STATE OF ALABAMA

COUNTY OF **SHELBY**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **\$38,000.00** 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 ASSET SECURITIES CORPORATION HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-1** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **RICK H. VIGNEULLE AND DEBBIE H. VIGNEULLE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

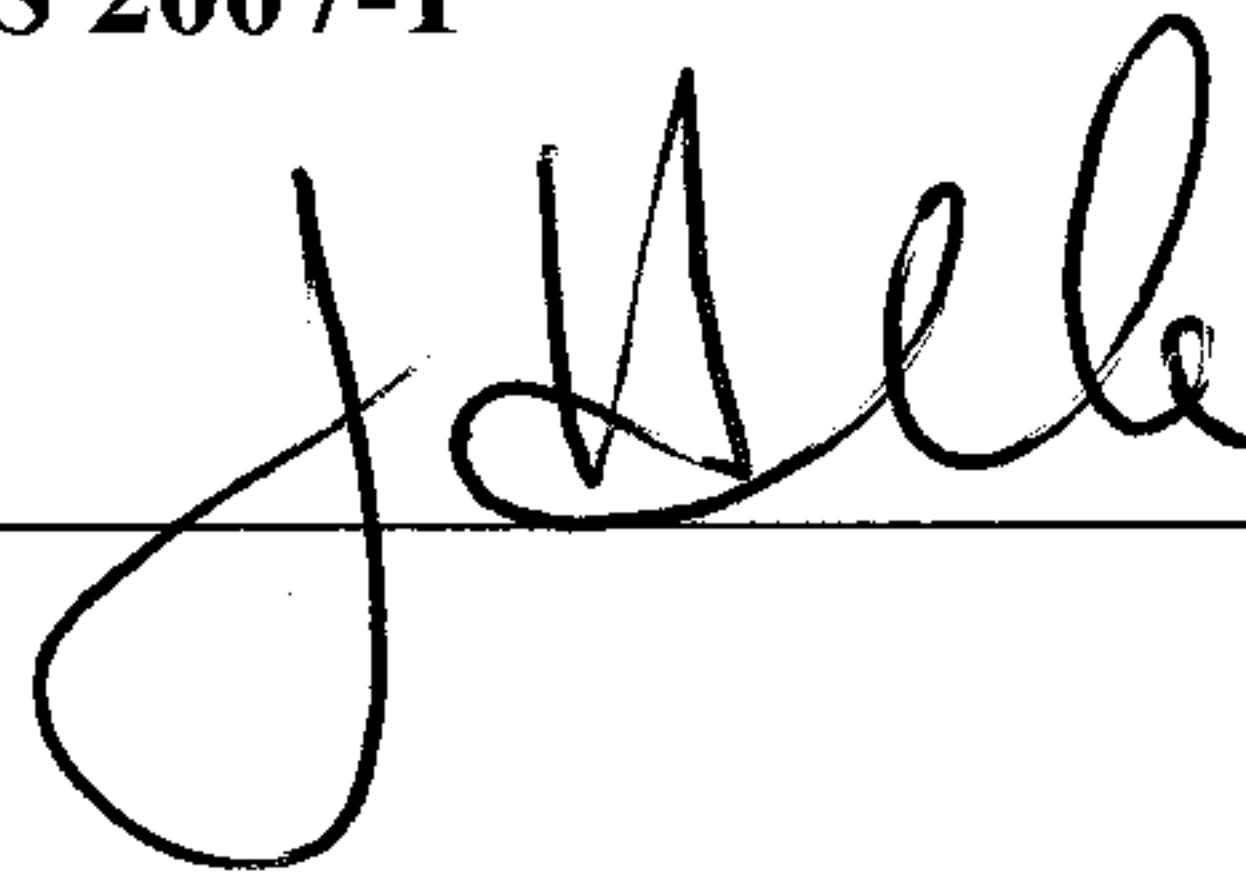
**LOT 15, ACCORDING TO THE SURVEY OF RIPPLE CREEK ESTATES, PHASE 2, FIRST ADDITION, AS RECORDED IN MAP BOOK 14, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Prior instrument reference: Instrument No. **20140826000268600** of the Public Records of the **Judge of Probate** of **SHELBY** County, State of Alabama.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 **08/18/2015**.

**WELLS FARGO BANK, N.A. AS  
ATTORNEY IN FACT FOR HSBC  
BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
WELLS FARGO ASSET SECURITIES  
CORPORATION HOME EQUITY  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-1**

A handwritten signature in black ink, appearing to read 'J. Hardwick', is written over a horizontal line.

By: **Jeremy James Hardwick**  
VP Loan Documentation

Its:

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.

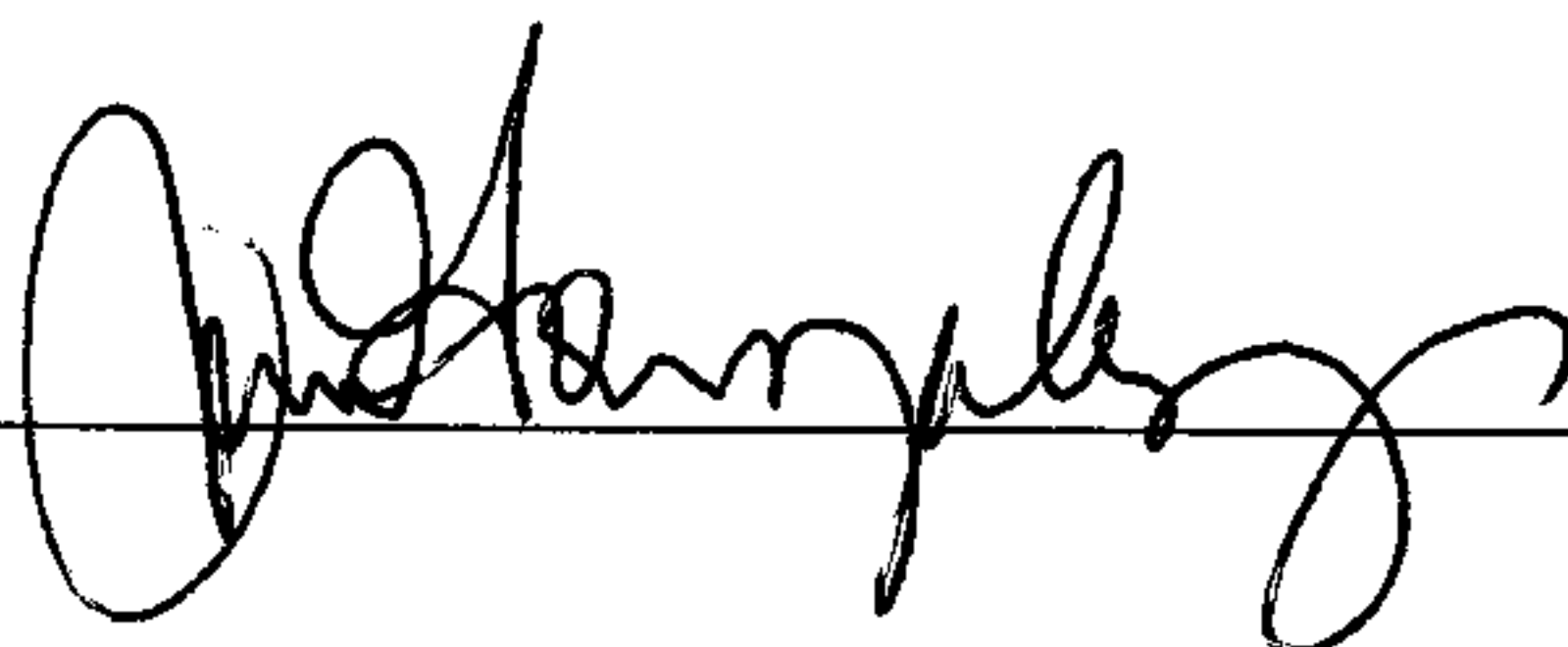
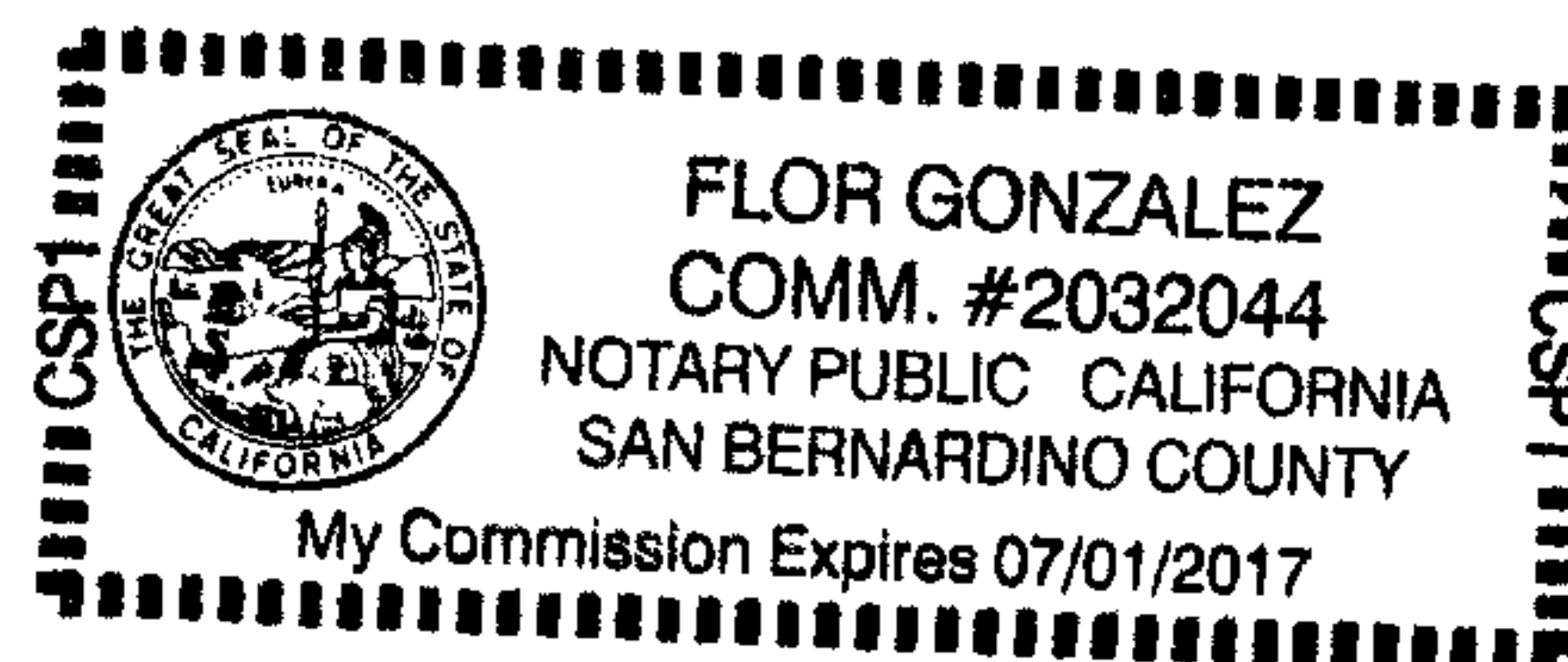
State of California )  
County of San Bernardino )

On August 18, 2015 before me, Flor Gonzalez Notary Public \_\_\_\_\_,  
personally appeared Jeremy James Hardwick \_\_\_\_\_,  
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.

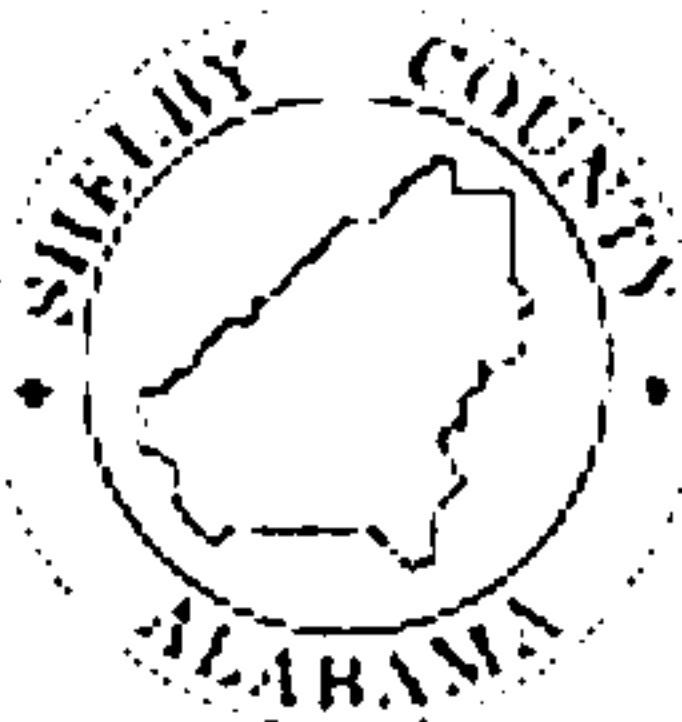
Signature \_\_\_\_\_

(Seal)

Prepared by:  
LYNN BYRD, Attorney at Law  
29 PINEVILLE ROAD  
MONROEVILLE, AL 36461

Send future tax bills to:  
RICK H. VIGNEULLE  
AND DEBBIE H. VIGNEULLE  
1866 HWY 441  
WILSONVILLE, AL 35186



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/31/2015 08:08:40 AM  
\$58.00 DEBBIE  
20150831000301080



When Recorded Return to:  
STEWART TITLE GUARANTY  
601 CANYON DR, STE 100  
COPPELL, TX 75019