

20160620000212220  
06/20/2016 02:07:40 PM  
DEEDS 1/2

**This Document Prepared By:**  
Leila Hansen, Esq.  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**After Recording Send Tax Notice To:**  
Curtis Furgason  
288 Thomas Loop  
Jacksons Gap, Alabama 36861

Assessor's Parcel Number: 13 8 27 1 001 002.035

**SPECIAL WARRANTY DEED**  
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED ELEVEN THOUSAND SIXTY-NINE AND NO/100 DOLLARS (\$111,069.00), to the undersigned GRANTOR, **HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact**, whose mailing address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (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 **Curtis Furgason, a single person**, (herein referred to as grantee), whose mailing address is 288 Thomas Loop, Jacksons Gap, Alabama 36861, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 80, ACCORDING TO THE SURVEY OF LAUREL WOODS PHASE IV, AS RECORDED IN MAP BOOK 18, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 518 Laurel Woods Trail, Helena, Alabama 35080  
Source of Title. Ref.: Deed: Recorded December 15, 2015; Doc. No. 20151215000427380

Total Purchase Price: \$111,069.00

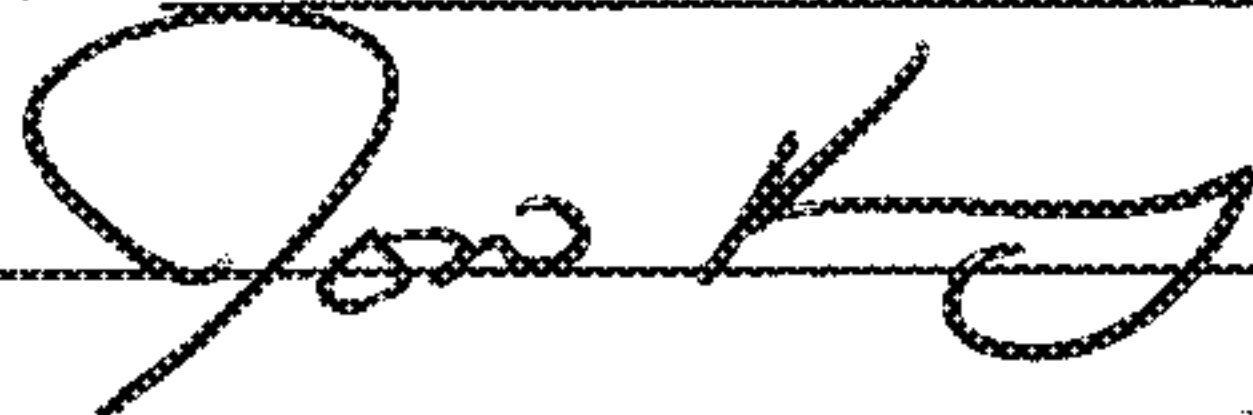
Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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.

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 6/10/16 Printed Name: Jon King

Signature: 

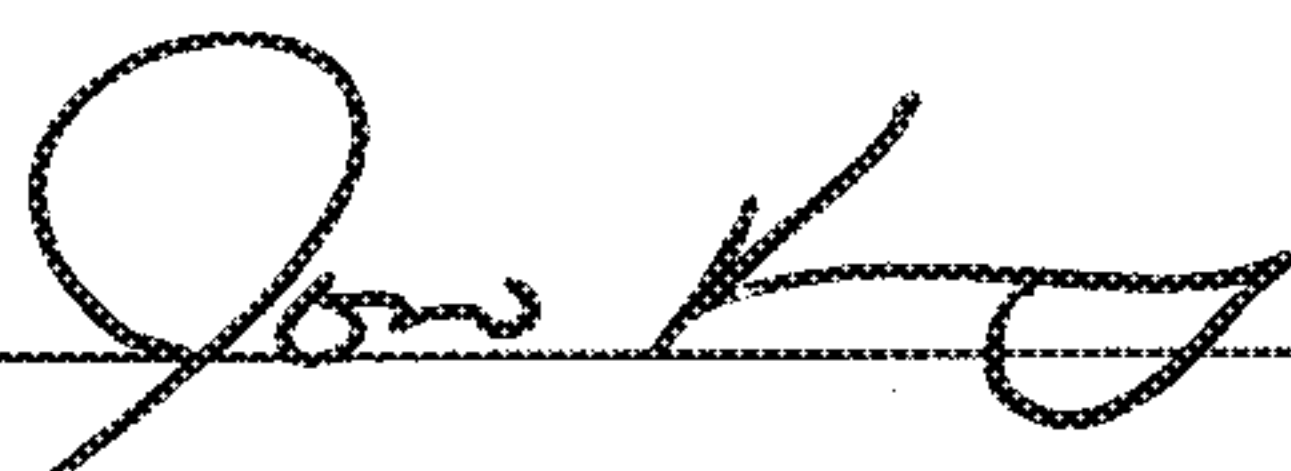
IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 10 day of June, 2016.

HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:



Alex Quintero Contract Management Coordinator  
Printed Name & Title

By: 

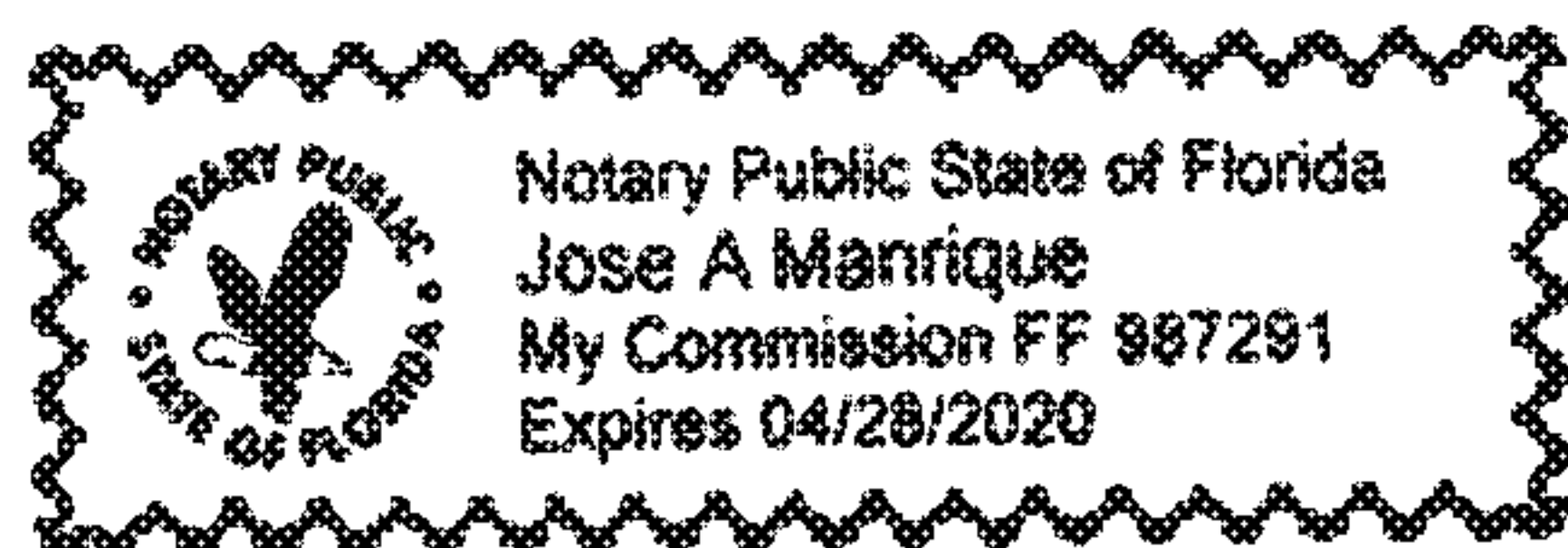
Jon King Contract Management Coordinator  
Printed Name & Title

STATE OF FLORIDA

Palm Beach COUNTY

I, Jose A. Manrique, a Notary Public in and for said County, in said State, hereby certify that Jon King, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates**, 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 10 day of June, 2016.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

POA recorded simultaneously herewith

Loan No: 80278781

POA Recorded 27th Sept, 2012 as instrument#20120927000368820.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/20/2016 02:07:40 PM  
\$130.50 CHERRY  
20160620000212220

