

Prepared by and Return to:  
Suncoast Title of Clearwater, Inc  
Cheryl Greiner  
151 107th Avenue, Ste 5  
Treasure Island, Florida 33706  
Our File Number: 12-10536  
Parcel #30569-134-000

**For official use by Clerk's office only**

STATE OF MISSISSIPPI  
COUNTY OF FORREST

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this JANUARY 11, 2013, between HSBC Bank USA, National Association, as Trustee for benefit of the holders of the Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, series 2004-SHL1 whose mailing address is: c/o Meridian Asset Services, 780 94th Ave N., Ste 102, St Petersburg, FL 33702, party of the first part, and LAMAR LEE CHANDLER, a married man, whose mailing address is: P.O. BOX 194, JERSEY, GA 30018, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of Ninety Nine Thousand Nine Hundred Dollars and no cents (\$99,900.00.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, in the County of Bay, to wit:

Condominium Parcel No. 207 of Mariner East, a Condominium, according to the Declaration of Condominium thereof recorded in Bay County Official Records Book 685, Page 552. as provided for by the Condominium Act of the Statutes of the State of Florida, said description includes, but is not limited to, all appurtenances to the Condominium Parcel, including the common elements assigned thereto, and including the undivided interest in the common elements of said condominium.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 14, 2013.

Signed, sealed and delivered in the presence of:

HSBC Bank USA, National Association, as Trustee for benefit of the holders of the Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Series 2007-SHL1

Witness signature Randy Allen  
Print witness name RANDY ALLEN  
Witness signature Trenton K. Smith  
Print witness name Trenton K. Smith

Witness signature Wendy McGinnis  
Regions Bank, as Servicer and Attorney in Fact  
Wendy McGinnis, VICE PRESIDENT  
(Print name and title)



(Corporate Seal)

State of MISSISSIPPI  
County of FORREST

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of JANUARY, 2013 by Wendy McGinnis, V.P. of Regions Bank, Servicer and Attorney in Fact, for HSBC Bank USA, National Association, as Trustee for benefit of the holders of the Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Series 2007-SHL1, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public signature Cathy Ann Kelley  
Print Notary Name Cathy Ann Kelley



DEED - Special Warranty Deed - Corporate Closers' Choice