

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Avery M. Jones II

2209 Hearthwood Circle
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand and 00/100 Dollars (\$250,000.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders of CWABS 2005-06, a corporation, by Countrywide Home Loans Servicing LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Avery M. Jones II, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21 of Hearthwood Subdivision as recorded in Map Book 16, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 1992-26817.
4. Easement/right-of-way to Shelby County as recorded in Book 135 Page 42 and Deed Book 135, Page 45.
5. Restrictive covenant as recorded in Book 16 Page 27.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 124, Page 563 and Deed Book 174, Page 68
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070502000202880, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of February, 2008.

Bank of New York as Trustee for the Certificate Holders of
CWABS 2005-06
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: [Signature]

Its Shuntavia Reynolds, Asst. Secretary

STATE OF TEXA

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shuntavia Reynolds, whose name as Asst. Secretary of Countrywide Home Loans Servicing LP, as Attorney in Fact for Bank of New York as Trustee for the Certificate Holders of CWABS 2005-06, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 8th day of February, 2008.

Shelby County, AL 02/14/2008
State of Alabama

Deed Tax: \$250.00

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-001154

