

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

Send Tax Notice to:
Coyett James Boykin III

691 Waterford Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-one thousand and 00/100 Dollars (\$121,000.00) to the undersigned, Bank of New York as trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-35CB, Mortgage Pass-Through Certificates, Series 2006-35CB, 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 Coyett James Boykin III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 561, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office 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. Easements, restrictions and set back lines as shown on recorded plat
4. 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. 20080211000056130, in the Probate Office of Shelby County, Alabama.

\$ 119,130.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 20 day of August, 2008.

Bank of New York as trustee for the Certificate Holders
CWALT, Inc. Alternative Loan Trust 2006-35CB,
Mortgage Pass-Through Certificates, Series 2006-35CB
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: _____

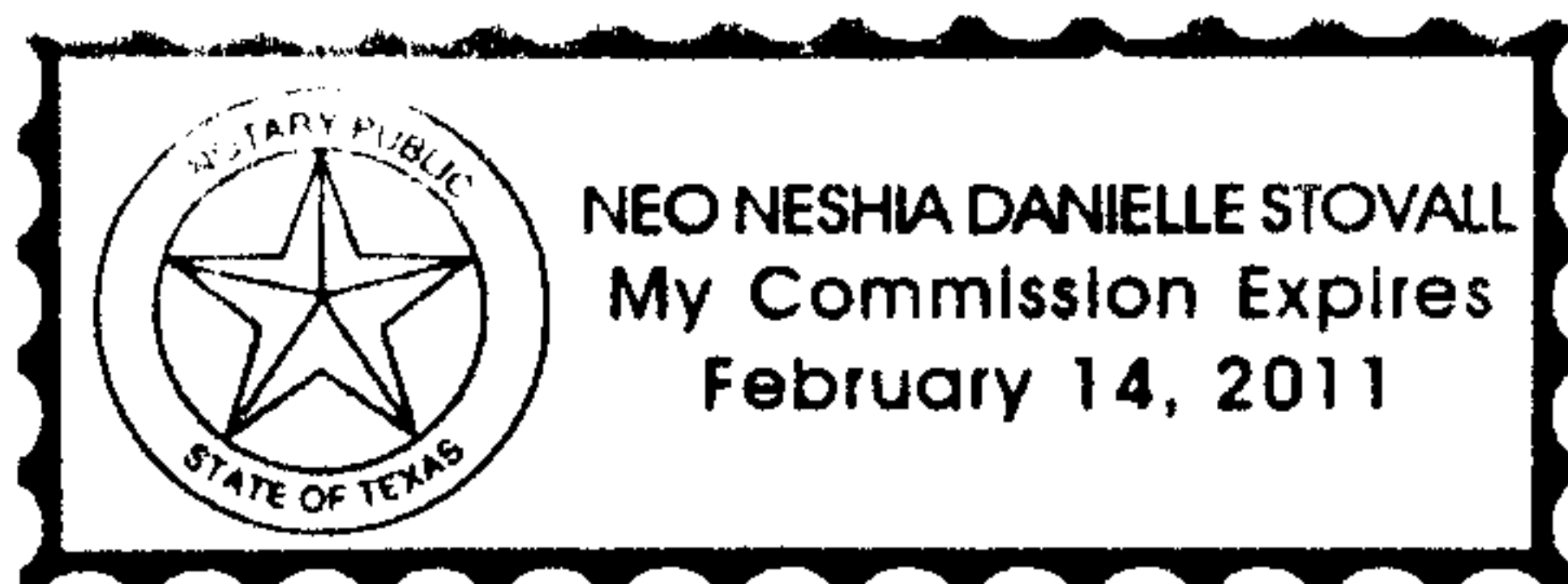
Its Angelina Archivald – Asst. Secretary

STATE OF TEXAS

COUNTY OF _COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelina Archivald, 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 CWALT, Inc. Alternative Loan Trust 2006-35CB, Mortgage Pass-Through Certificates, Series 2006-35CB, 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 20 day of August, 2008.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001270