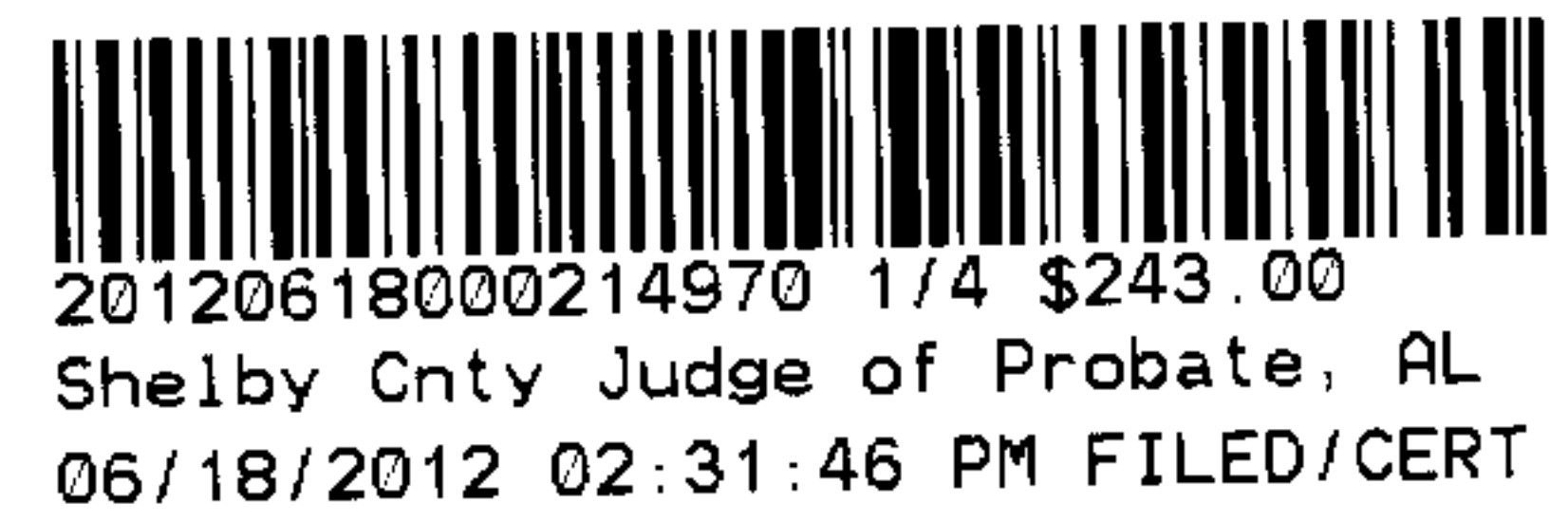


Sales \$730,000-  
Loan \$511,000-

PREPARED BY:  
PIERCE LEDYARD, P.C.  
GOODMAN G. LEDYARD  
POST OFFICE BOX 161389  
MOBILE, AL 36616

STATE OF ALABAMA

COUNTY OF SHELBY



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF NEW YORK  
MELLON, FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWMBS, Inc., CHL MORTGAGE PASS-THROUGH  
TRUST 2003-10 MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2003-10, the  
Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and  
other good and valuable consideration hereby acknowledged to have been paid to Grantor by  
DUNG HUYNH AND THAO HUYNH, husband and wife, hereinafter called First Grantees,  
and AND HUNG V. HUYNH AND ANH T. HUYNH husband and wife, hereinafter called  
Second Grantees, does, subject to the exceptions, reservations and matters hereinafter set forth,  
hereby GRANT, BARGAIN, SELL and CONVEY the property described below as follows:

Unto said First Grantees, a one-half (1/2) undivided interest, as tenants in common with  
equal interests during the period of their concurrent lives, and, upon the death of either of them,  
the contingent remainder to the survivor of said First Grantees; and

Unto said Second Grantees, the other one-half (1/2) undivided interest, as tenants in  
common with equal interests during the period of their concurrent lives, and upon the death of  
either of them, the contingent remainder to the survivor of said Second Grantees.

The said real property is situate in the County of SHELBY, State of Alabama, and more  
particularly described as follows, to-wit:

Lot 8, according to the Survey of Greystone 5th Sector, Phase II, as recorded in  
Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPTING THEREFROM such oil, gas and other minerals in, on  
and under the above described real property, together with all rights in connection  
therewith, as have previously been reserved by or conveyed to others.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO THE FOLLOWING:

1. The lien for taxes hereafter falling due;
2. All building setback lines and restrictive covenants and easements of record;
3. Any and 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. 20111025000319170 and corrected in Instrument No. 20120328000106860 of the records in the Office of the Judge of Probate, SHELBY County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD a one-half (1/2) undivided interest therein unto the said First Grantees, during the period of their concurrent lives, and upon the death of either of them, the contingent remainder to the survivor of said First Grantees, and to said survivor's heirs and assigns, FOREVER; and

TO HAVE AND TO HOLD a one-half (1/2) undivided interest therein unto the said Second Grantees, during the period of their concurrent lives, and upon the death of either of them, the contingent remainder to the survivor of said Second Grantees, and to said survivor's heirs and assigns, 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 Grantor, and all persons claiming by, through or under it.

All recording references are to records in the Office of the Judge of Probate of SHELBY County, Alabama.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this the

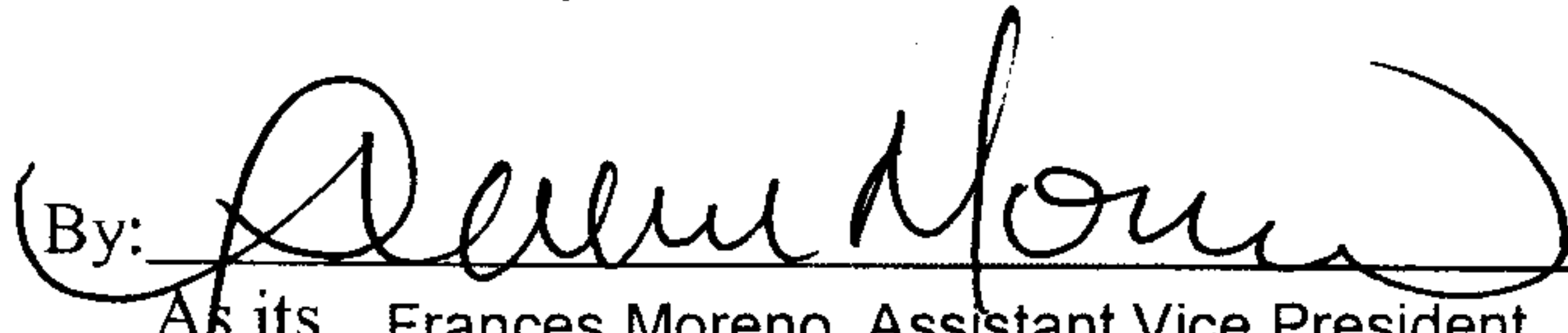
1 day of June, 2012.





20120618000214970 3/4 \$243.00  
 Shelby Cnty Judge of Probate, AL  
 06/18/2012 02:31:46 PM FILED/CERT

THE BANK OF NEW YORK MELLON, FKA THE  
 BANK OF NEW YORK AS TRUSTEE FOR THE  
 CERTIFICATEHOLDERS OF THE CWMBS, Inc., CHL  
 MORTGAGE PASS-THROUGH TRUST 2003-10  
 MORTGAGE PASS-THROUGH CERTIFICATE, SERIES  
 2003-10 BY BANK OF AMERICA, N.A., SUCCESSOR BY  
 MERGER TO BAC HOME LOANS SERVICING, LP, FKA  
 COUNTRYWIDE HOME LOANS SERVICING, LP, AS  
 ATTORNEY IN FACT

By:   
 As its Frances Moreno, Assistant Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that  
 \_\_\_\_\_ as \_\_\_\_\_ of BANK OF AMERICA,  
 N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME  
 LOANS SERVICING, LP, whose name as Attorney in Fact for THE BANK OF NEW YORK  
 MELLON, FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
 CERTIFICATEHOLDERS OF THE CWMBS, Inc., CHL MORTGAGE PASS-THROUGH  
 TRUST 2003-10 MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2003-10, is signed  
 to the foregoing instrument, and who is known to me, acknowledged before me this day that,  
 being informed of the contents of said instrument, he/she, as such officer, executed the same  
 voluntarily on the day the same bears date for and as the act of said corporation, in its capacity as  
 such Attorney-in-Fact.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Notary Public  
 My Commission expires \_\_\_\_\_

Grantees' address:

543 Castlebridge Lane  
Birmingham, AL 35242

20120618000214970 4/4 \$243.00  
Shelby Cnty Judge of Probate, AL  
06/18/2012 02:31:46 PM FILED/CERT

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On June 1, 2012 before me, Christine Lucie, Notary Public,  
(Here insert name and title of the officer)

personally appeared Frances Moreno,

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 of Notary Public

(Notary Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 06/01/2012

543 Castlebridge Lane

(Additional information)

#### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document