



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

Send Tax Notice to:  
Isela Saenz

1097 Highway 26  
Alabaster AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eleven thousand and 00/100 Dollars (\$11,000.00) to the undersigned Grantor, The Bank of New York, as Trustee, a corporation, by Countrywide Home Loans, 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 Isela Saenz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 12 minutes 34 seconds West along the East line of said quarter-quarter (1/4-1/4) a distance of 477.81 feet to the "Point of Beginning" of the property being described, thence continue along the last described course a distance of 100.67 feet to a point; thence North 73 degrees 02 minutes 09 seconds West a distance of 56.11 feet to a point; thence North 21 degrees 14 minutes 18 seconds East a distance of 70.08 feet to a point; thence North 84 degrees 30 minutes 22 seconds West a distance of 112.37 feet to a point, thence South 69 degrees 59 minutes 30 seconds West a distance of 118.55 feet to point; thence South 06 degrees 57 minutes 30 seconds East a distance of 32.14 feet to a point; thence South 54 degrees 04 minutes 49 seconds West a distance of 115.47 feet to a point; thence South 17 degrees 02 minutes 43 seconds East a distance of 21.70 feet to a point; thence South 71 degrees 30 minutes 00 seconds East a distance of 171.60 feet to a point, thence South 89 degrees 00 minutes 00 seconds East a distance of 272.89 feet to the "Point of Beginning."

More Accurately Described As:

Commence at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 12 minutes 34 seconds West along the East line of said quarter-quarter (1/4-1/4) a distance of 477.81 feet to the "Point of Beginning" of the property being described, thence continue along the last described course a distance of 100.67 feet to a point; thence North 73 degrees 02 minutes 09 seconds West a distance of 56.11 feet to a point; thence North 21 degrees 14 minutes 18 seconds East a distance of 70.08 feet to a point; thence North 54 degrees 30 minutes 22 seconds West a distance of 112.37 feet to a point, thence South 69 degrees 59 minutes 30 seconds West a distance of 118.55 feet to point; thence South 06 degrees 57 minutes 30 seconds East a distance of 32.14 feet to a point; thence South 54 degrees 04 minutes 49 seconds West a distance of 115.47 feet to a point; thence South 17 degrees 02 minutes 43 seconds East a distance of 21.70 feet to a point; thence South 71 degrees 30 minutes 00 seconds West a distance of 105.00 feet to a point; thence South 17 degrees 30 minutes 00 seconds East a distance of 210.0 feet to a point; thence North 27 degrees 50 minutes 00 seconds East a distance of 171.60 feet to a point, thence South 89 degrees 00 minutes 00 seconds East a distance of 272.89 feet to the "Point of Beginning."

Subject to:

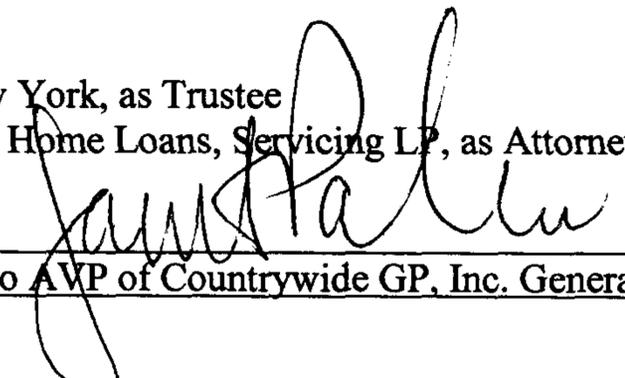
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20040513000251730, 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 15 day of September, 2004.

The Bank of New York, as Trustee  
By, Countrywide Home Loans, Servicing LP, as Attorney in Fact

by,   
Its Janet Palomino AVP of Countrywide GP, Inc. General Partner

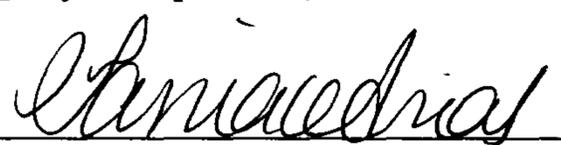
STATE OF California

COUNTY OF Ventura

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet Palomino, whose name as Assistant Vice President of Countrywide Home Loans, Servicing LP as Attorney in Fact for The Bank of New York, as Trustee, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 15<sup>th</sup> day of September, 2004.



  
NOTARY PUBLIC- Tania Arias  
My Commission expires: 9/22/06  
AFFIX SEAL

2004-000572