20050901000453180 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/01/2005 03:04:44PM FILED/CERT

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

Send Tax Notice to:
Louis A. Juneau III

235 Creek Street
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand nine hundred and 00/100 Dollars ($109,900.00) to the undersigned Grantor, Bank of New York, as trustee for the Certificate Holders of CWABS 2004-06, a corporation, by Countrywide Home Loans, Inc., 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 Louis A. Juneau III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 117, according to the Final Plat of Stonecreek Phase I, as recorded in Map Book 32, Page 92, 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.20040629000354860 and 20050204000056920.
4. Restrictions and covenants appearing of record in Inst. No. 20031218000815660
5.
6. Distribution easement to Stonecreek as recordedin Inst. No. 20050204000056930.
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. 20050701000329790, in the Probate Office of Shelby County, Alabama.

$ 109,900 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.

Beals

20050901000453180 2/2 $15.00
Shelby Cnty Judge of Probate,AL
09/01/2005 03:04:44PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of August, 2005.

Bank of New York, as trustee for the Certificate Holders of CWABS 2004-06
By, Countrywide Home Loans, Inc.
by Debbie Cummings
Its Assist. Secretary
As Attorney in Fact

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debbie Cummings, whose name as Assist. Secretary of Countrywide Home Loans, Inc., as Attorney in Fact for Bank of New York, as trustee for the Certificate Holders of CWABS 2004-06, 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 17th day of August, 2005.

NOTARY PUBLIC- Myra Meeks
My Commission expires: 6/7/06
AFFIX SEAL

MYRA MEEKS
Notary Public
State of Texas
My Commission Expires
June 7, 2006

2005-000968