

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

Send Tax Notice to:
Jimmy Dale Moore
Katherine Anne Moore
501 TREYMOOR LAKE CIR
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-two thousand nine hundred and 00/100 Dollars (\$122,900.00) to the undersigned Grantor, Bank of New York, as Trustee for the Certificate Holders of CWABS 2005-07, a corporation, by Countrywide Home Loans, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jimmy Dale Moore, and Katherine Anne Moore, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in Alabaster, Shelby County, State of AL and being described as follows: Lot 594, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, 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 Grantees herein assume and agree to pay.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Number 1996-38572 and amended in Instrument Number 1990-39753.
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. 20060612000277660, 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 10/27/2006
State of Alabama

Deed Tax: \$123.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18th day of October, 2006.

Bank of New York, as Trustee for the Certificate Holders
of CWABS 2005-07
By, Countrywide Home Loans, Inc.
by, Jeanetta Jackson
Its Assistant 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 Jeanetta Jackson whose name as Assistant Secretary of Countrywide Home Loans, Inc., as Attorney in Fact for Bank of New York, as Trustee for the Certificate Holders of CWABS 2005-07, 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 18th day of October, 2006.

Leslie Johnson
NOTARY PUBLIC Leslie Johnson
My Commission expires:
AFFIX SEAL

2006-001172

