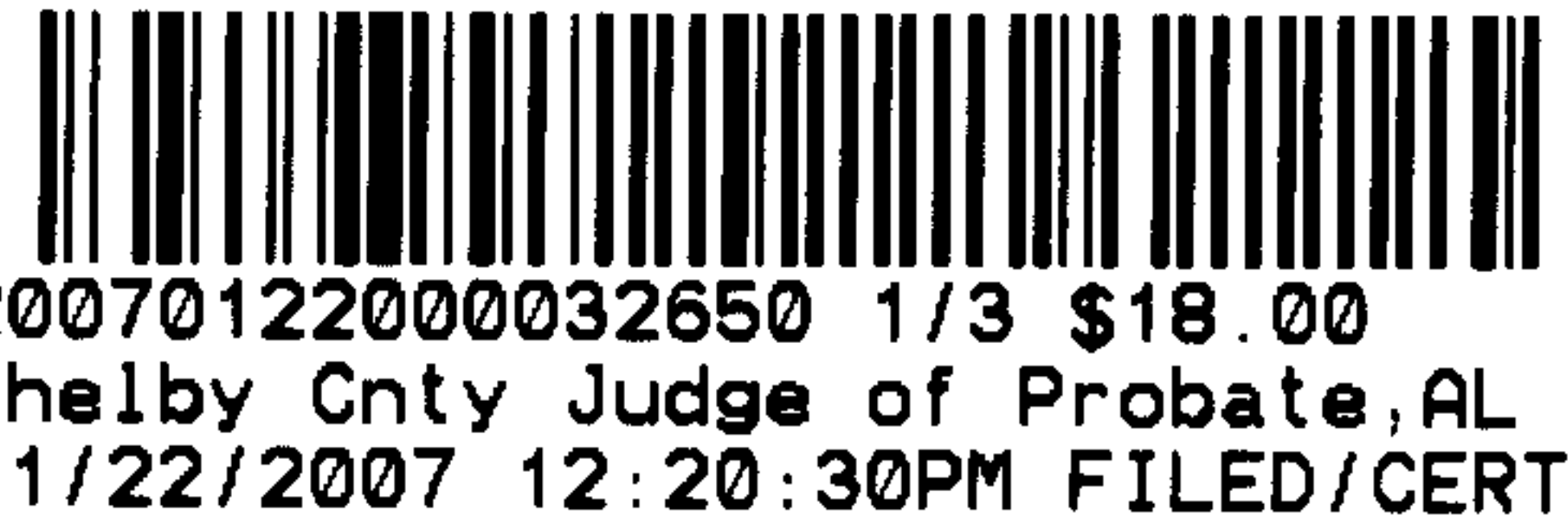


This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
David Sneed



SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-eight thousand and 00/100 Dollars (\$98,000.00) to the undersigned Grantor, Countrywide Bank, N.A., a corporation, by Countrywide Home Loans, Inc., as Servicer, (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 David Sneed, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description

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. 20060920000465620, in the Probate Office of Shelby County, Alabama.

1st Mort \$ 78,400⁰⁰ 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.

2nd Mort \$ 19,600⁰⁰ of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

20070122000032650 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/22/2007 12:20:30PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of January, 2007.

Countrywide Bank, N.A.
By, Countrywide Home Loans,
Inc., as Servicer

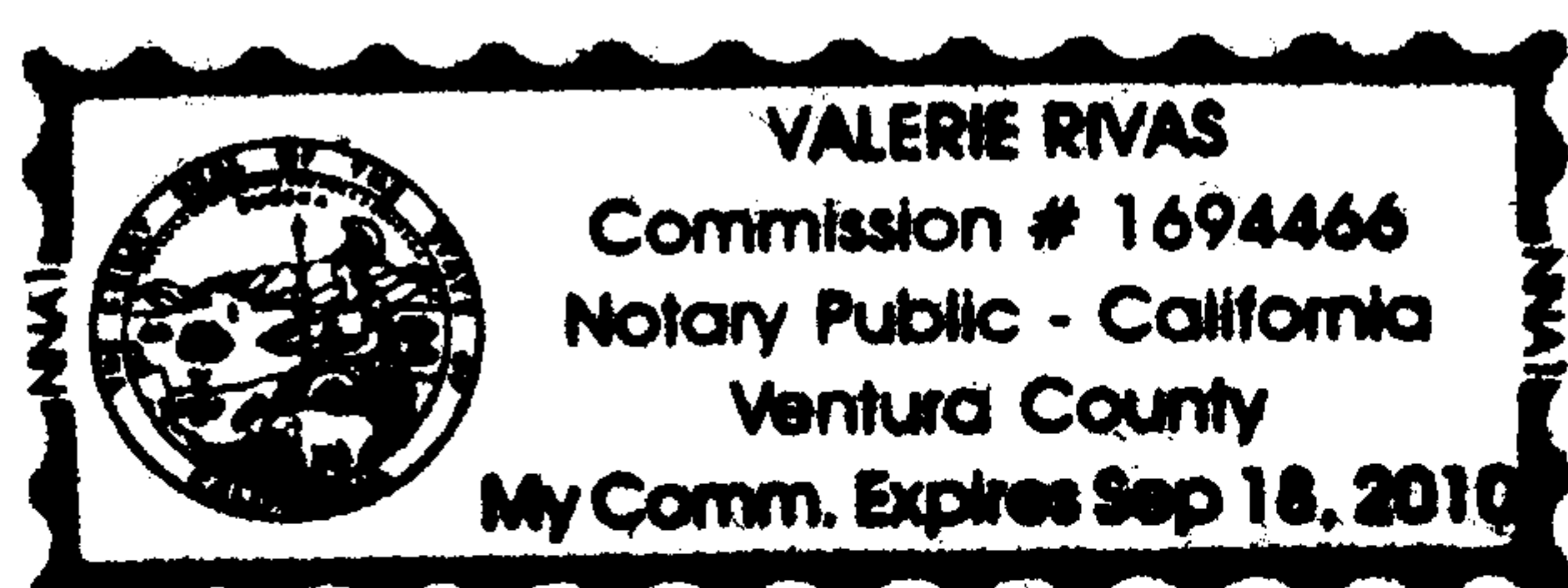
by, 
Danielle Benedict
Its Assistant Secretary

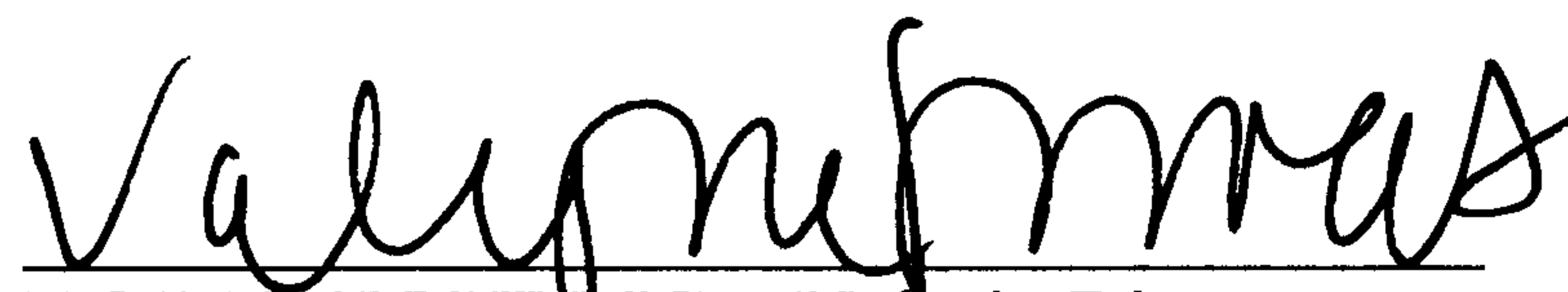
STATE OF CALIFORNIA

COUNTY OF VENTURA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danielle Benedict, whose name as Assistant Secretary of Countrywide Home Loans, Inc., as Servicer for Countrywide Bank, N.A., 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 3rd day of January, 2007.




NOTARY PUBLIC – Valerie Rivas
My Commission expires: 9-18-2010
AFFIX SEAL

2006-001640

DOCID00056985692MS30M

Exhibit "A" Legal Description

20070122000032650 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/22/2007 12:20:30PM FILED/CERT

✓ Parcel One

The North one-half of the following described property: Commence at a point on the base line, which point is the Section corner between Sections 3 and 4, Township 24 North, Range 13 East, and run East along base line 1116 feet to an iron stake for a Point of Beginning; thence run North 342 feet to the center line of the Southern Bell Telephone Company; thence in an Easterly direction along the center line of said Telephone Company line 445 feet; more or less, to the East line of Farm Tract 443, according to Lloyd's Map or to the Norwood Property; thence South along the East line of said tract, 452 feet to the base line; thence West along said base line 326 feet to the Point of Beginning; being situated in Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Parcel Two

A strip of land 50 feet in uniform width lying South of and adjacent to property conveyed to Alton Glass and wife, Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, being otherwise described as follows: Begin at the Southwest corner of property conveyed to Alton Glass and Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, and run thence in an Easterly direction along the Southern boundary of said property previously conveyed to Alton Glass and Christine Glass, a distance of 363 feet, more or less, to a point which is the Southeast corner of the said property previously conveyed to Alton Glass and Christine Glass; thence run Southerly along the boundary of property owned by Samuel Glass and wife, Ramona F. Glass a distance of 50 feet to a point; thence turn to the right and run Westerly parallel with the Southern boundary of the property previously conveyed to Alton Glass and Christine Glass a distance of 363 feet, more or less to a point on the boundary of property formerly owned by Katie R. Glass; thence turn to the right and run in a Northerly direction 50 feet to the Point of Beginning.