

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

Send Tax Notice to:
Joseph Michael Saucier

541 14th St S.W.
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-three thousand five hundred and 00/100 Dollars (\$133,500.00) to the undersigned Grantor, Bank of New York, as Trustee for the Certificate Holders of CWALT 2005-35CB, 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 Joseph Michael Saucier, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 4, according to Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, Shelby County, Alabama Records.

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 Southern Natural Gas Company. as recorded in Book 90 Page 445.
4. Easement/right-of-way to Shelby County as recorded in Book 72 Page 538; Book 76, Page 324; Book 231, Page 767..
5. Easement/right-of-way to Plantation Pipeline as recorded in Book 112 Page 354.
6. Restrictive covenant as recorded in Book 278 Page 340.
7. Transmission line permits to Alabama Power Company recorded in Book 171, Page 36; Book 207, Page 656; Book 237, Page 94.
8. Restrictions as shown on recorded plat. 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 Book 3016 Page 008, in the Probate Office of Shelby County, Alabama. Said right to expire 8/1/07.

\$ 106,500.00 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.

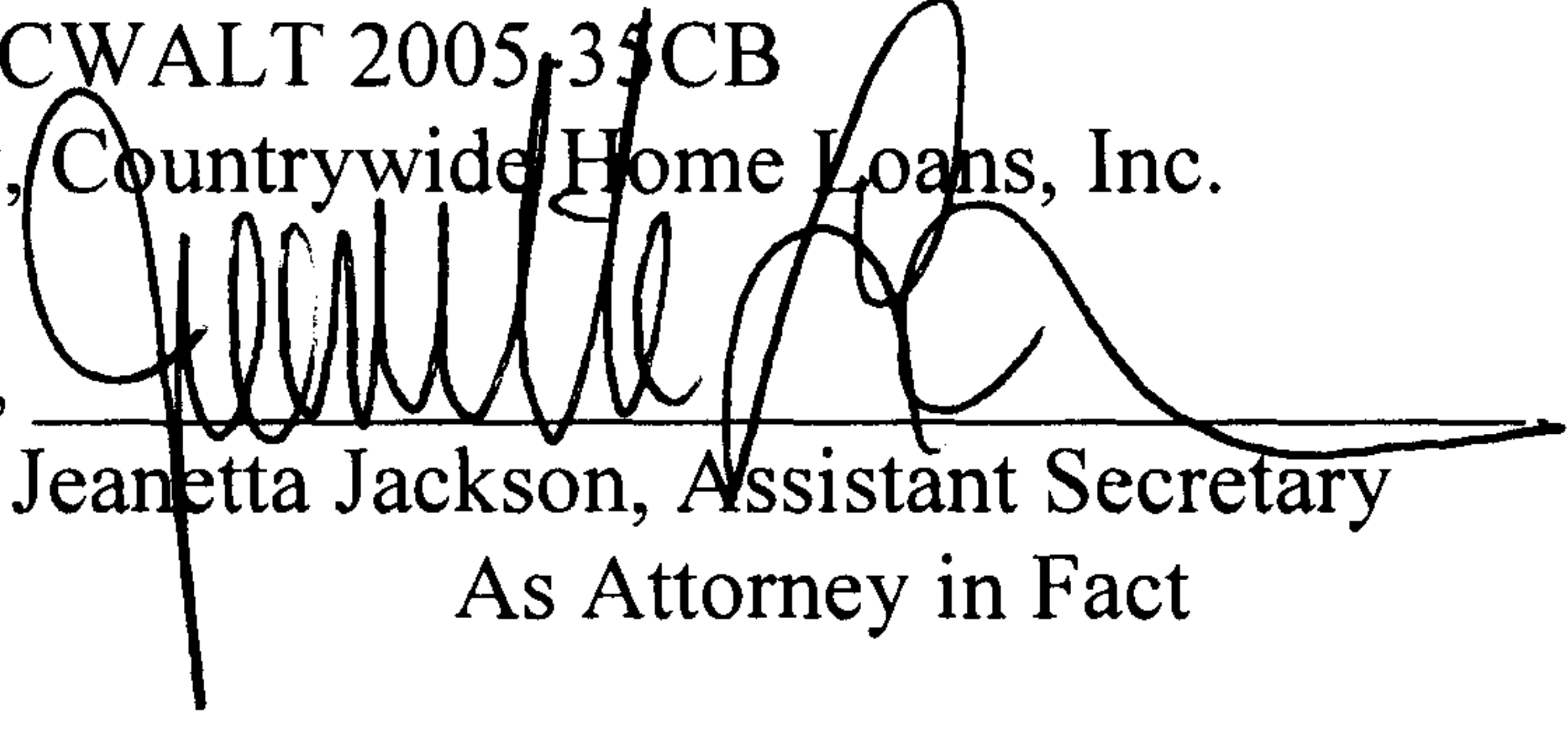
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Thomas P. Sirote

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of January, 2007.

Bank of New York, as Trustee for the Certificate Holders
of CWALT 2005-35CB

By, Countrywide Home Loans, Inc.

by, 
Its Jeanetta Jackson, 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 CWALT 2005-35CB, 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.

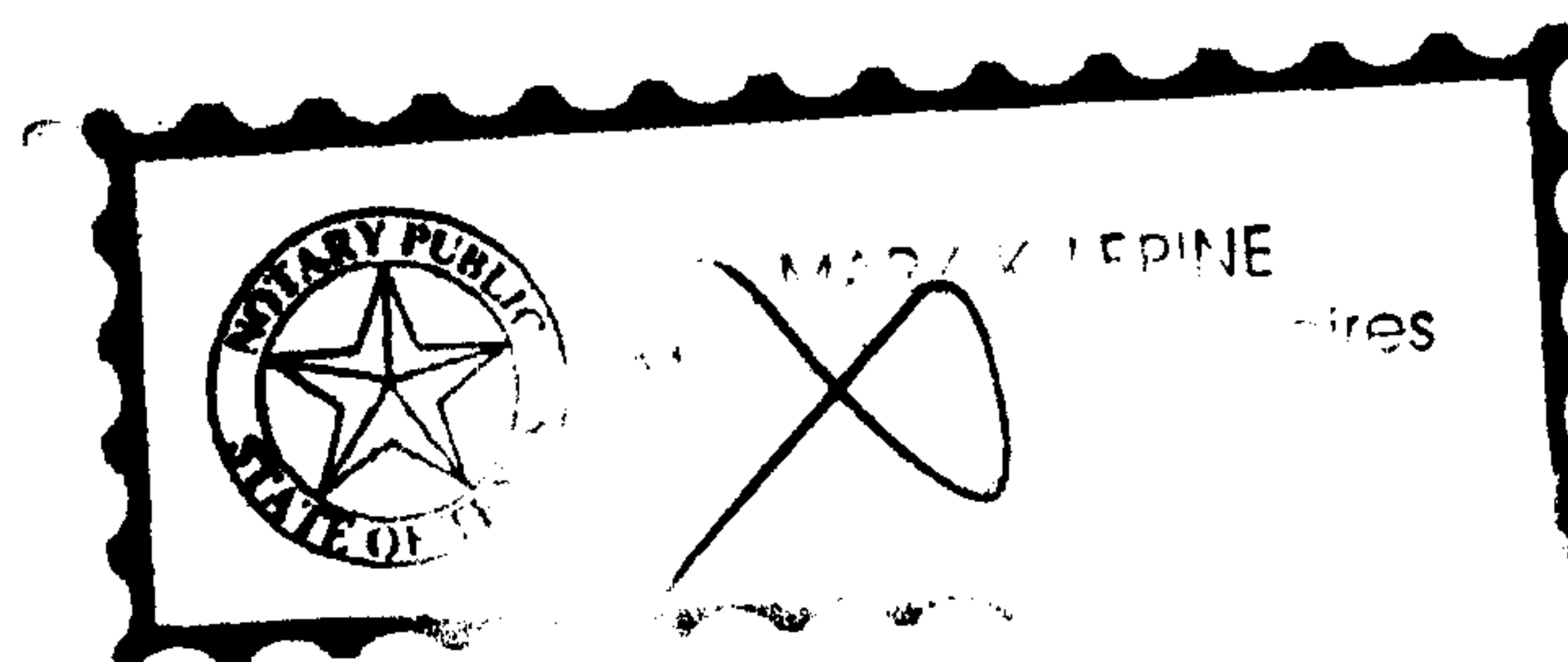
Given under my hand and official seal, this the 11th day of January, 2007.

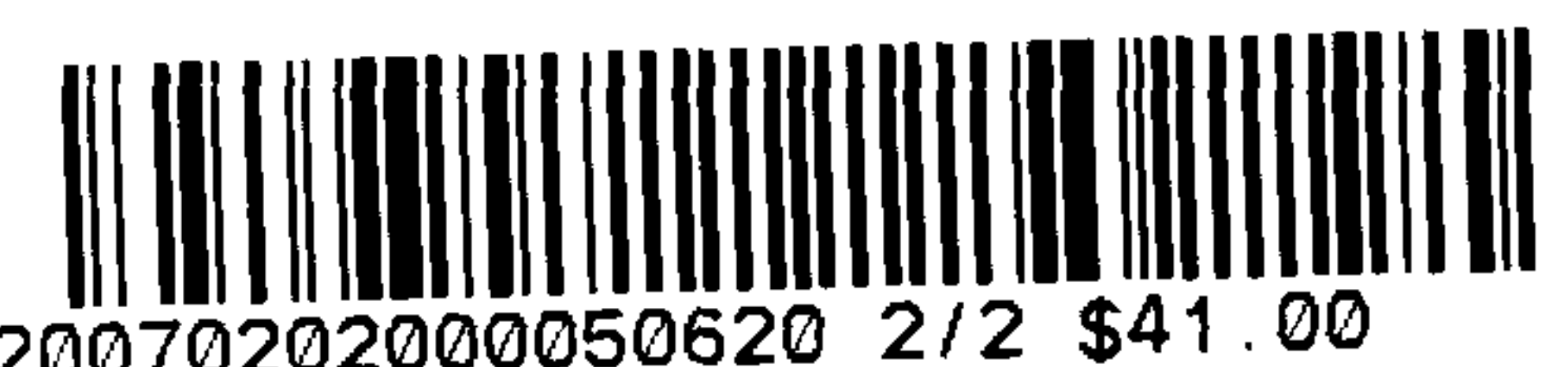
Shelby County, AL 02/02/2007
State of Alabama

Deed Tax: \$27.00


NOTARY PUBLIC
My Commission expires: 5/25/2010
AFFIX SEAL

2006-001548




20070202000050620 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
02/02/2007 12:29:40PM FILED/CERT

