

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

Send Tax Notice to:
Wendi M. Phillips

908 Colonial Dr
Alabama, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand and 00/100 Dollars (\$120,000.00) to the undersigned Grantor, Bank of New York, as Trustee for the benefit of the Certificate Holders of CWABS 2005-01, Inc., 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 Wendi M. Phillips, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, 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. Restrictions appearing of record in Misc. Book 12, Page 756.
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. 20060605000262430, in the Probate Office of Shelby County, Alabama. Said right to expire 5/20/07.

\$ 100,000.00 & 25,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

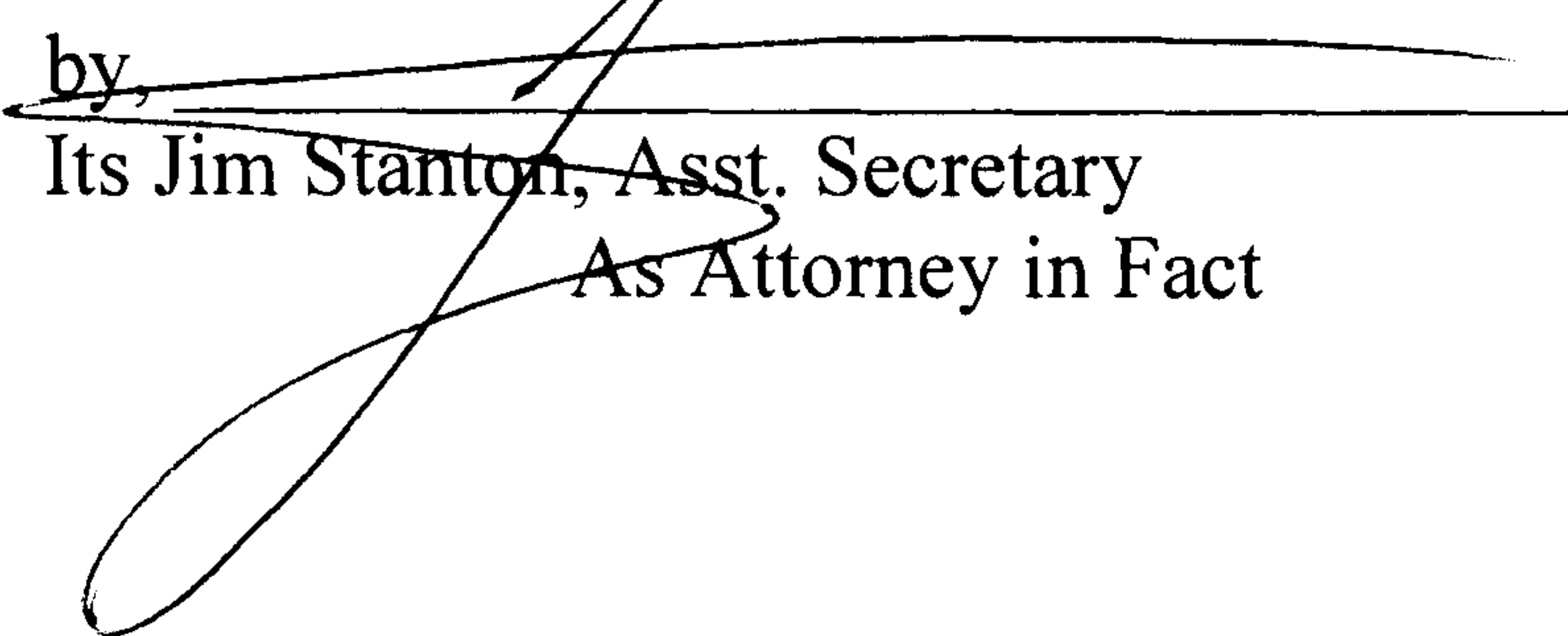
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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

Thomas H. Underwood

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7th day of December, 2006.

Bank of New York, as Trustee for the benefit of the
Certificate Holders of CWABS 2005-01, Inc.
By, Countrywide Home Loans, Inc.

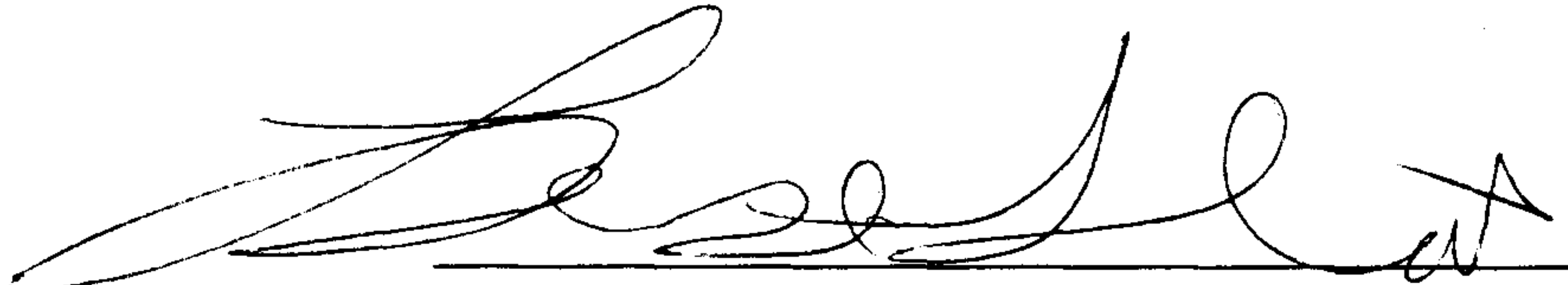
by, 
Its Jim Stanton, Asst. Secretary
As Attorney in Fact

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Statnon, whose name as Asst. Secretary of Countrywide Home Loans, Inc., as Attorney in Fact for Bank of New York, as Trustee for the benefit of the Certificate Holders of CWABS 2005-01, Inc., 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 7th day of December, 2006.


NOTARY PUBLIC, Leslie Slater
My Commission expires: 08/25/2009
AFFIX SEAL

2006-000971

