

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

Send Tax Notice to:
Theodore W. Watson
Lara E. Watson
4506 COUNTY Road 36
Chelsea AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-seven thousand and 00/100 Dollars (\$187,000.00) to the undersigned Grantor, Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, 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 Theodore W. Watson, and Lara E. Watson, (herein referred to as Grantees), 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 180 Page 534, Book 180, Page 536 and Book 229, Page 495.
4. Permit to Alabama Power Company recorded in Book 127, Page 433, and Book 165, Page 115
5. 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. 20070110000015950, in the Probate Office of Shelby County, Alabama.

\$ 187,000.⁰⁰ 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 03/01/2007
State of Alabama

Deed Tax: \$9.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
6th day of February, 2007.

Bank of New York as Trustee for the Certificate Holders of
CWABS 04-08

By, Countrywide Home Loans, Inc.

by, Susan K Taylor

Its Susan K Taylor, Assistant Secretary

As Attorney in Fact

STATE OF TEXAS

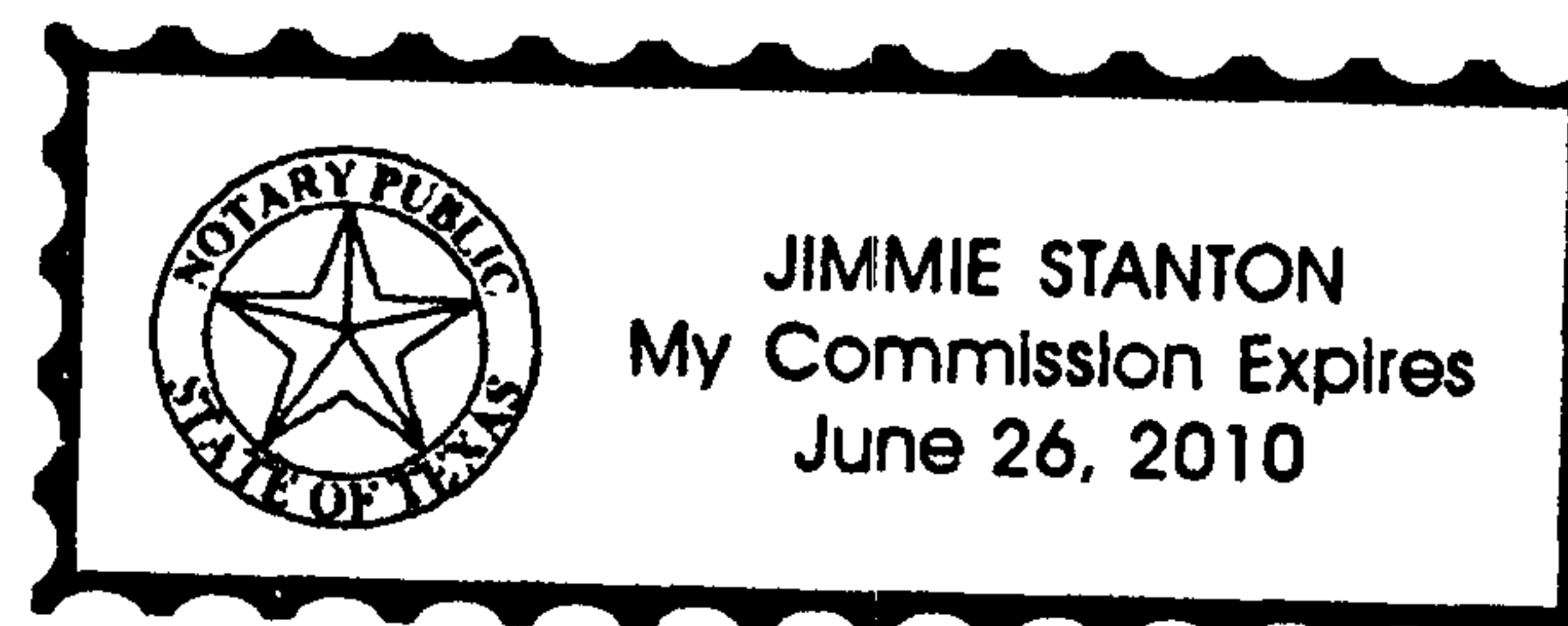
COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Susan K Taylor, 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 04-08, 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 6th day of February, 2007.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-002421



See Exhibit "A" Legal Description

A tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section and run North 87 degrees 20 minutes 21 seconds West along the South line of said 1/4 1/4 Section for 671.01 feet to a point on the Easterly right of way line of Shelby County Road No. 36; thence run North 21 degrees 116 minutes 02 seconds West along said right of way line for 220.08 feet to the point of beginning of the tract of land herein described; thence continue along the last described course and along said road right of way for 251.05 feet; thence run North 42 degrees 13 minutes 18 seconds East for 69.16 feet; thence run South 50 degrees 17 minutes 53 seconds East for 256.52 feet; thence run South 39 degrees 42 minutes 07 seconds West for 142.21 feet to the point of beginning of a curve to the right, having a radius of 150.00 feet and a central angle of 12 degrees 24 minutes 21 seconds; thence run along said curve a chord bearing of South 45 degrees 54 minutes 18 seconds West for 32.48 feet to the end of said curve and the point of beginning of a curve to the right, having a radius of 25.00 feet and a central angle of 106 degrees 37 minutes 29 seconds; thence run along said curve a chord bearing of North 74 degrees 34 minutes 47 seconds West for 46.52 feet to the point of beginning.