

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

Send Tax Notice to:
Gary Minnick

414 Highway 200
Montevallo AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy thousand and 00/100 Dollars (\$70,000.00) to the undersigned Grantor, Bank of New York, as Trustee for the Certificate Holders of CWABS 04-AB2, 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 Gary Minnick, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 and West 1/2 of Lot 3, Block A, according to the Survey of Wooley's Addition to Columbiana, as recorded in Map Book 3, Page 58, 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. Transmission Line Permit to Alabama Power Company recorded in Book 126, Page 344.
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. 20070221000079860, 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of April, 2007.

Bank of New York, as Trustee for the Certificate Holders
of CWABS 04-AB2

By, Countrywide Home Loans, Inc.

by, Mary Lepine
Its Mary Lepine 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 Mary Lepine, 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-AB2, 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 20 day of April, 2007.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-000158

