

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

Send Tax Notice to:  
Mike Swords

355 COMANCHE STREET  
MONTEVALLO, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF Texas

KNOW ALL MEN BY THESE PRESENTS,

COUNTY Collin

That in consideration of Forty-six thousand and 00/100 Dollars (\$46,000.00) to the undersigned Grantor, Bank of New York, as trustee for Certificate holders of CWMBS 2003-19, 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 Mike Swords, (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. Mineral and mining rights excepted
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. 20070417000178060, in the Probate Office of Shelby County, Alabama.

\$ 36,800.00 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.

20070608000270310 2/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
06/08/2007 03:52:54PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
9th day of May, 2007.

Bank of New York, as trustee for Certificate holders of  
CWMBS 2003-19

By, Countrywide Home Loans, Inc

by, Michelle Rodenberg  
Its Asst. Secretary

As Attorney in Fact

STATE OF Texas

COUNTY OF Collin

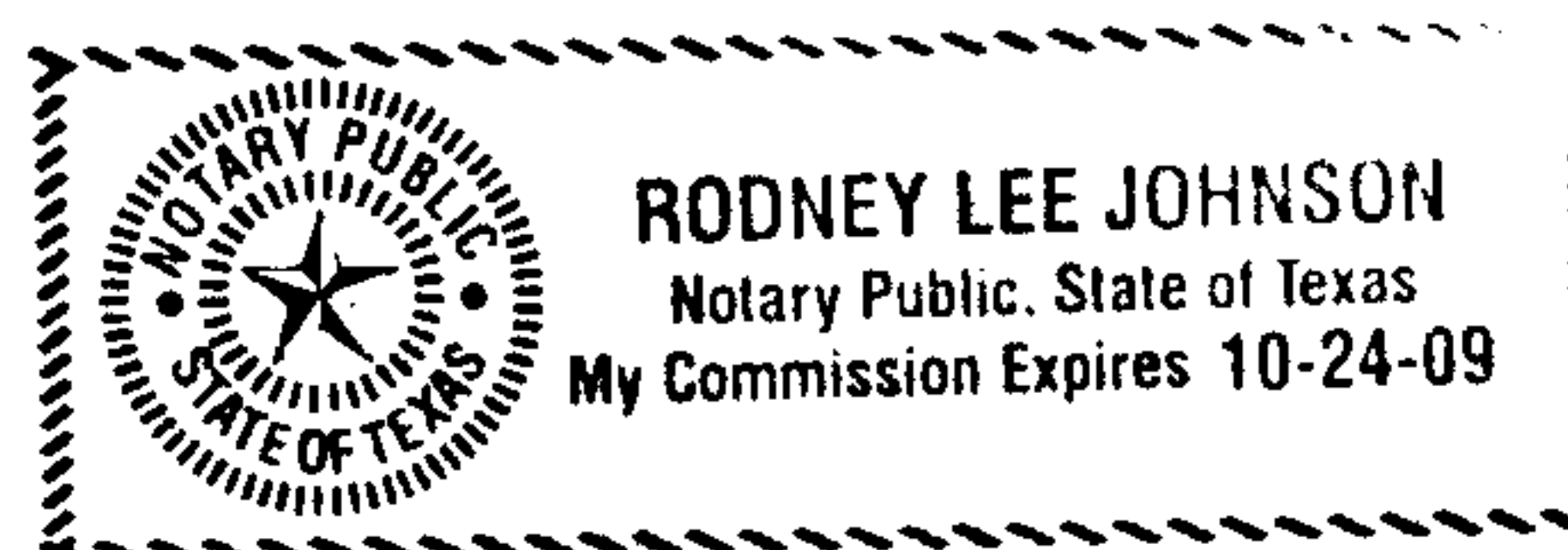
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Michelle Rodenberg, whose name as Asst. Secretary of Countrywide Home  
Loans, Inc., as Attorney in Fact for Bank of New York, as trustee for Certificate holders of  
CWMBS 2003-19, a corporation, is signed 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 9th day of May, 2007.

Rodney L Johnson  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

2007-000631





## Exhibit "A" Legal Description

20070608000270310 3/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
06/08/2007 03:52:54PM FILED/CERT

A certain lot in the Town of Wilton, Shelby County, Alabama, adjoining the Northeast side of a lot known as the "N.H. Thompson Lot" and fronting 100 feet on the Montevallo and Wilton public road, and running back a uniform depth of 194 feet, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of Section 9, Township 24 North, Range 12 East, run thence North 87 degrees 45 minutes East, along the half mile of said Section 9, to the intersection of said last mentioned line with the East line of said public road, a distance of 41 feet, thence North 37 degrees 45 minutes East along the East line of said public road, a distance of 209.5 feet to the point of beginning. From said point run South 32 degrees 15 minutes East along the line of the said N.H. Thompson lot a distance of 186 feet; thence North 37 degrees and 45 minutes East, parallel with the East line of said road 100 feet; thence North 52 degrees 15 minutes West 194 feet, and thence South 37 degrees and 45 minutes West along the East line of said road 100 feet to the point of beginning. Also that certain lot lying and being in the Town of Wilton, Shelby County, Alabama, described as follows: Beginning at the Northwest corner of the lot formally owned and occupied by J.C. Nabors, and the same having been deeded to the said J.C. Nabors by Nannie C. Moore and George R. Moore, on the 13th day of March 1919, said deed being of record in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 50, at page 585, and thence running Easterly and along the North boundary of the said J.C. Nabors lot to the Northeast corner; thence Northerly 15 feet; thence Westerly to the Montevallo and Wilson public road to a point which is 15 feet from the Northwest corner of said J.C. Nabors Lot; thence Southerly and along the East boundary of said road 15 feet to the said Northwest corner of said J.C. Nabors lot which is the point of beginning. The lot herein conveyed being a 15-foot strip of land lying on the North boundary line of the lot formerly owned by J.C. Nabors, as heretofore described.

Shelby County, AL 06/08/2007  
State of Alabama  
Deed Tax: \$9.50