

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

Send Tax Notice to:
Charles Stephen Kearley
Christy Clem Kearley

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-three thousand and 00/100 Dollars (\$193,000.00) to the undersigned Grantor, Bank of New York as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2004-30CB Mortgage Pass-Through Certificates, Series 2004-30CB, 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 Charles Stephen Kearley, and Christy Clem Kearley, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Hidden Springs, Sector 1, as recorded in Map Book 27, Page 69, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 261 Page 190.
4. Easements as shown by recorded plat, including easement to BellSouth in the Northwestern corner of lot, and 25 feet on the Northerly side of lot.
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. 20070411000168270, in the Probate Office of Shelby County, Alabama.

\$ 193,000⁰⁰ 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
13th day of September, 2007.

Bank of New York as Trustee for the Certificate Holders
CWALT, Inc. Alternative Loan Trust 2004-30CB
Mortgage Pass-Through Certificates, Series 2004-30CB
By, Countrywide Home Loans, Inc.

by, Raquel Black Raquel Black
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
Raquel Black, whose name as Asst. Secretary of
Countrywide Home Loans, Inc., as Attorney in Fact for Bank of New York as Trustee for the
Certificate Holders CWALT, Inc. Alternative Loan Trust 2004-30CB Mortgage Pass-Through
Certificates, Series 2004-30CB, 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 13th day of September, 2007.

Toni L. Gary

NOTARY PUBLIC: Toni L. Gary
My Commission expires: 1/30/2011
AFFIX SEAL

2007-000798

