

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

Send Tax Notice to:  
Benjamin Jackson Eckles III

1920 Chandalar Court  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-seven thousand nine hundred and 00/100 Dollars (\$87,900.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders of CWABS, Inc. Asset-Backed Certificates, Series 2005-13, a corporation, by Countrywide Home Loans Servicing LP, 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 Benjamin Jackson Eckles III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real property situate in the City of Pelham, County of Shelby, and State of Alabama, to wit: Unit "C", Lot 2, of Chandalar South Townhouse, as recorded in Map Book 7, Page 166 A&B in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows: Commence at the most Easterly corner of said Lot 2; thence in a Northwesterly direction along the NE line of said Lot 2 for a distance of 65.37 feet; thence 90 Degrees left in a Southwesterly direction for distance of 20.20 feet to the Point of Beginning; said point being further identified as being the Point of Intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "B" and "C"; thence continue in a Southwesterly direction along the center line of fence, party wall, and fence, common to Units "B" and "C" a distance of 68.51 feet to the intersection of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in Northwesterly along the center line of last described wood fence for a distance of 20.85 feet to the intersection with a wood fence common to Units "C" and "D"; thence right in a Northeasterly direction along the center line of fence, party wall and fence common to units "C" and "D", a distance of 68.67 feet to the intersection with the center line of the fence enclosing the fronts of Units "A", "B" and "C" and "D"; thence right in a Southeasterly direction along the center line of last described fence a distance of 20.59 feet to the Point of Beginning. Situated in 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. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 280 Page 752.
4. Restrictions, covenants and conditions as set out in Misc. Book 6, Page 804
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. 20070416000174120, in the Probate Office of Shelby County, Alabama.

\$ 83,505<sup>00</sup> 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.

Shelby County, AL 01/08/2008  
State of Alabama

Deed Tax: \$4.50



20080108000011040 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
01/08/2008 03:14:13PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27<sup>th</sup> day of December, 2007.

Bank of New York as Trustee for the Certificate Holders of CWABS,  
Inc. Asset-Backed Certificates, Series 2005-13  
By Countrywide Home Loans Servicing LP, as Attorney in Fact

By:

Its Neo'Neshia Stovall, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neo'Neshia Stovall, whose name as Asst. Secretary of Countrywide Home Loans Servicing LP, as Attorney in Fact for Bank of New York as Trustee for the Certificate Holders of CWABS, Inc. Asset-Backed Certificates, Series 2005-13, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 27<sup>th</sup> day of December, 2007.

NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

SHUNTAVIA REYNOLDS  
My Commission Expires  
April 11, 2011

2007-000909