

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

Send Tax Notice to:
Frank Rauccio
Stanley Hallmark
2624 Tahiti Terrace
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) to the undersigned, 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 Servicing LP, 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 Frank Rauccio, and Stanley Hallmark, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, Block 5, according to the Survey of Southwind Fourth Sector, as recorded in Map Book 7, Page 97 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. Building setback lines of 35 feet reserved from Tahiti Terrace as shown by plat.
4. Public utility easements as shown by recorded plat, Including a 5 foot easement on the Northwest and Northeast sides.
5. Restrictions, Covenants and conditions as set out in Instrument recorded in Misc. Book 27 page 976 In Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by Instrument recorded in Deed Book 316 Page 359 in the Probate office
7. Agreement with Alabama Power Company as to underground cables recorded to Misc. Book 28 page 647 and covenants pertaining thereto recorded in Misc. Book 28 page 646 in Probate Office
8. 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. 20071212000560820 , in the Probate Office of Shelby County, Alabama.
9. \$ 132,914.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
18th day of January, 2008.

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 Servicing LP, as Attorney in
Fact

By: Susan K. Taylor
Its Susan K Taylor, Assistant Secretary

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
Servicing LP, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 18th day of January, 2008.

Shelby County, AL 01/30/2008
State of Alabama

Deed Tax: \$2.50

Paula Jo Meyer
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-003206

