

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

Send Tax Notice to:
Clint Channell
Emily Channell

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand and 00/100 Dollars (\$120,000.00) to the undersigned, Countrywide Home Loans, Inc, a corporation, (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 Clint Channell, and Emily Channell, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama, being 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 Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20080417000156400 in the Probate Office of Shelby County, Alabama.

\$ 114,000.00 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.

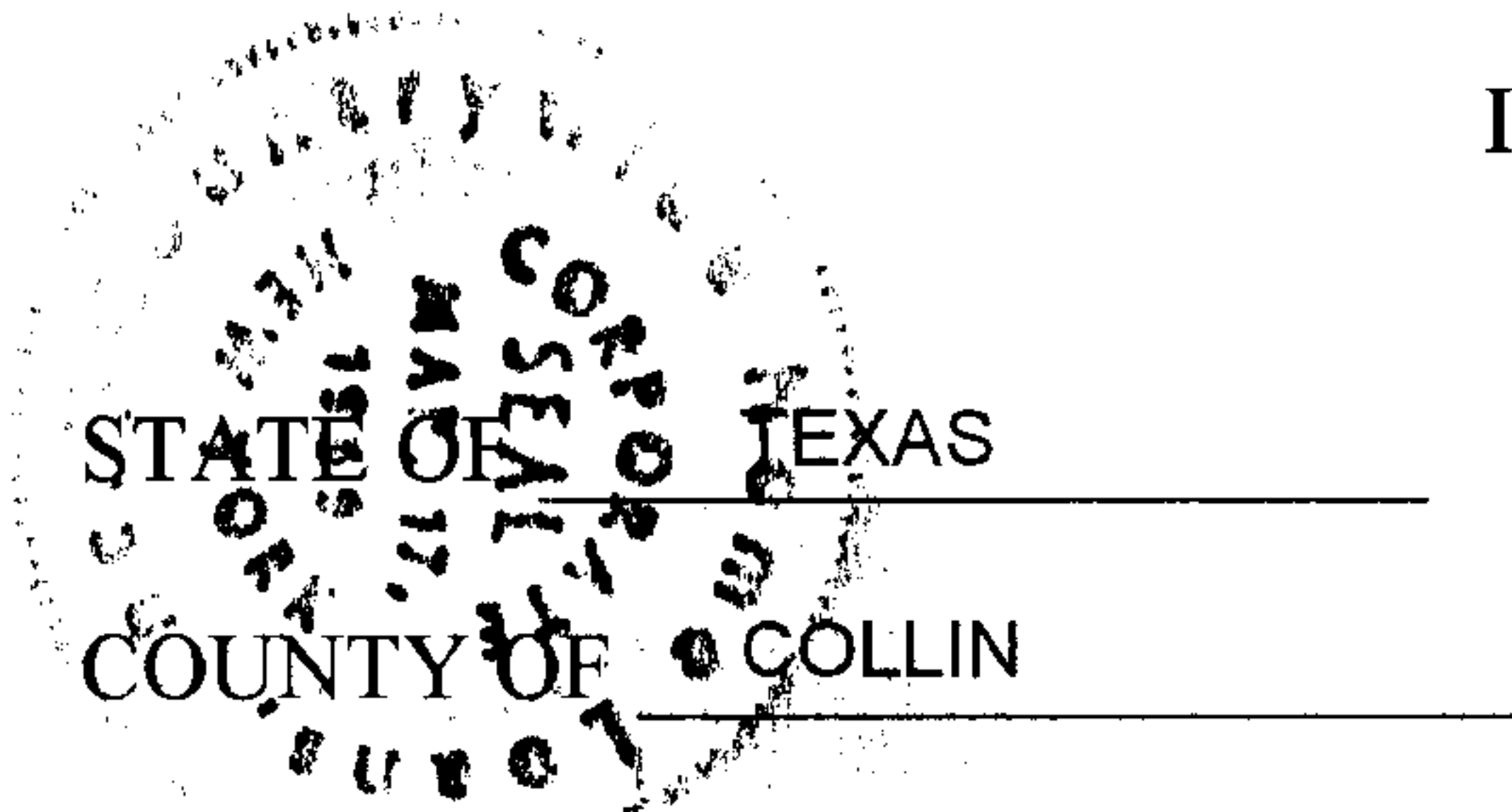
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
20th day of March, 2008.

Countrywide Home Loans, Inc

By: Susan K Taylor

Its Susan K Taylor, Assistant Secretary



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, Inc, 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.

Given under my hand and official seal, this the 20th day of March, 2008.

Nelda Kershner
NOTARY PUBLIC Nelda Kershner

My Commission expires:

AFFIX SEAL

2008-000539



Shelby County, AL 04/17/2008
State of Alabama

Deed Tax: \$6.00