



20080512000192070 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
05/12/2008 10:03:13AM FILED/CERT

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

Send Tax Notice to:
Karen Ellis

157 Greenfield Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ~~TEXAS~~ ^{ALABAMA}

~~COLLIN COUNTY~~ ^{SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-eight thousand and 00/100 Dollars (\$138,000.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18, 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 Karen Ellis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Survey of Greenfield sector Two, as recorded in Map Book 16, Page 106, 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 Grantee herein assume and agree to pay.
3. Permit to Alabama Power Company recorded in Inst. No. 1993-15093; Deed Book 136, Page 398; Book 48, Page 626, and Order of Condemnation in Final Record 8, Page 13.
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. 20080213000059190, in the Probate Office of Shelby County, Alabama.

\$ 135,867.00 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.

Shelby County, AL 05/12/2008
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 1st day of April, 2008.

Bank of New York as Trustee for the Certificate Holders
CWABS, Inc. Asset-Backed Certificates, Series 2006-18
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: Toni Gary

Its Toni Gary, 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 Toni Gary, 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 CWABS, Inc. Asset-Backed Certificates, Series 2006-18, 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 1st day of April, 2008.

Raquel Black
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-000398

