

20080519000203230 1/2 \$39.50  
Shelby Cnty Judge of Probate, AL  
05/19/2008 01:57:34PM FILED/CERT

Shelby County, AL 05/19/2008  
State of Alabama

Deed Tax: \$25.50

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

Send Tax Notice to:  
Kenneth L. Martin  
Kendee M. Martin  
~~4935 Caldwell Mill Lane~~  
~~Birmingham, Alabama 35242~~

### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-seven thousand five hundred and 00/100 Dollars (\$167,500.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23, 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 Kenneth L. Martin, and Kendee M. Martin, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29 according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, 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 320 Page 897.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 175 Page 280, Deed Book 186, Page 199 and Deed Book 101, Page 535.
5. Restrictions covenants and conditions as set out in Misc. Book 34, Page 697 and amended by Misc. Volume 55, Page 613
6. Restrictions as shown on recorded plat. 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. 20070821000394850, in the Probate Office of Shelby County, Alabama.

\$ 142,375.00 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 11th day of April, 2008.

Bank of New York as Trustee for the Certificate Holders  
CWABS, Inc. Asset-Backed Certificates, Series 2006-23  
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 2006-23, 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 11<sup>th</sup> day of April, 2008.

Raquel Black  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2007-002131

