

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

Send Tax Notice to:
Jerry Smith
Crystal Smith
392 Waterford Cove Trail
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-one thousand one hundred twelve and 00/100 Dollars (\$161,112.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates, Series 2006-25, 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 Jerry Smith, and Crystal Smith, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 676 according to the survey of Waterford Cove, Sector 3, as recorded in Map Book 31, Page 146 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, easements and restrictions as shown by recorded map.
4. Minerals and mining rights not owned by Grantors.
5. Declaration of covenants, conditions and restrictions as recorded in INST## 20040820000467080.
6. Restrictive Covenants and grant of Land Easement to Alabama Power Company in INST# 20040206000061990_
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in heal 345, Page 744 and INST# 1995-01640
8. Terms, conditions and release of damages as set forth and reserved in INST# 1995-01640.
9. Declaration of restrictions, covenants and easements in INST## 2000-40215 and amended in INST## 2001-12819.
10. Ordinance of the City of Calera in INST# 2000-0006. Articles of Organization of Waterford, L.L.C. in INST# 1999-49065.

11. Articles of Waterford Home Owner Association in INSTRUMENT 2001-12817
12. 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. 20080630000265980, in the Probate Office of Shelby County, Alabama.

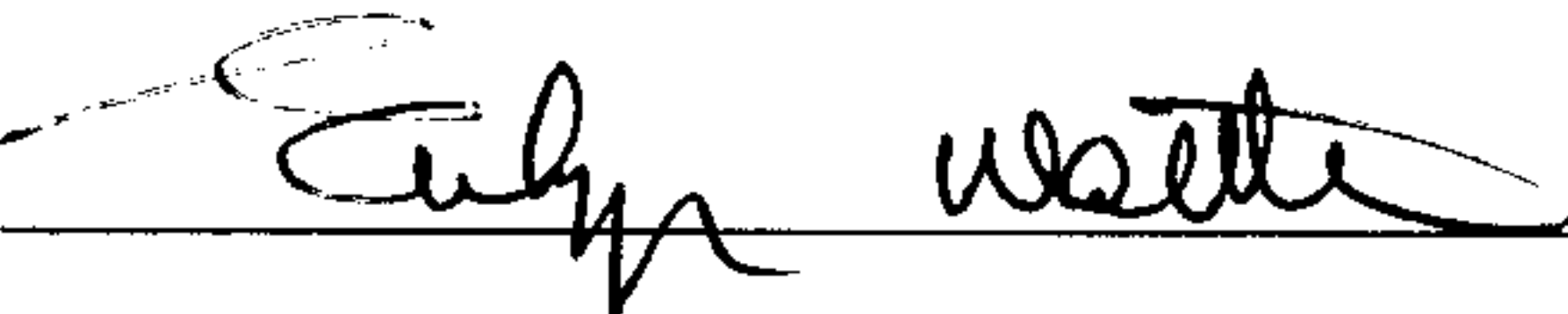
§ 160,242.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of October, 2008.

Bank of New York as Trustee for the Certificate Holders
CWABS, Inc. Asset Backed Certificates, Series 2006-25
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: 

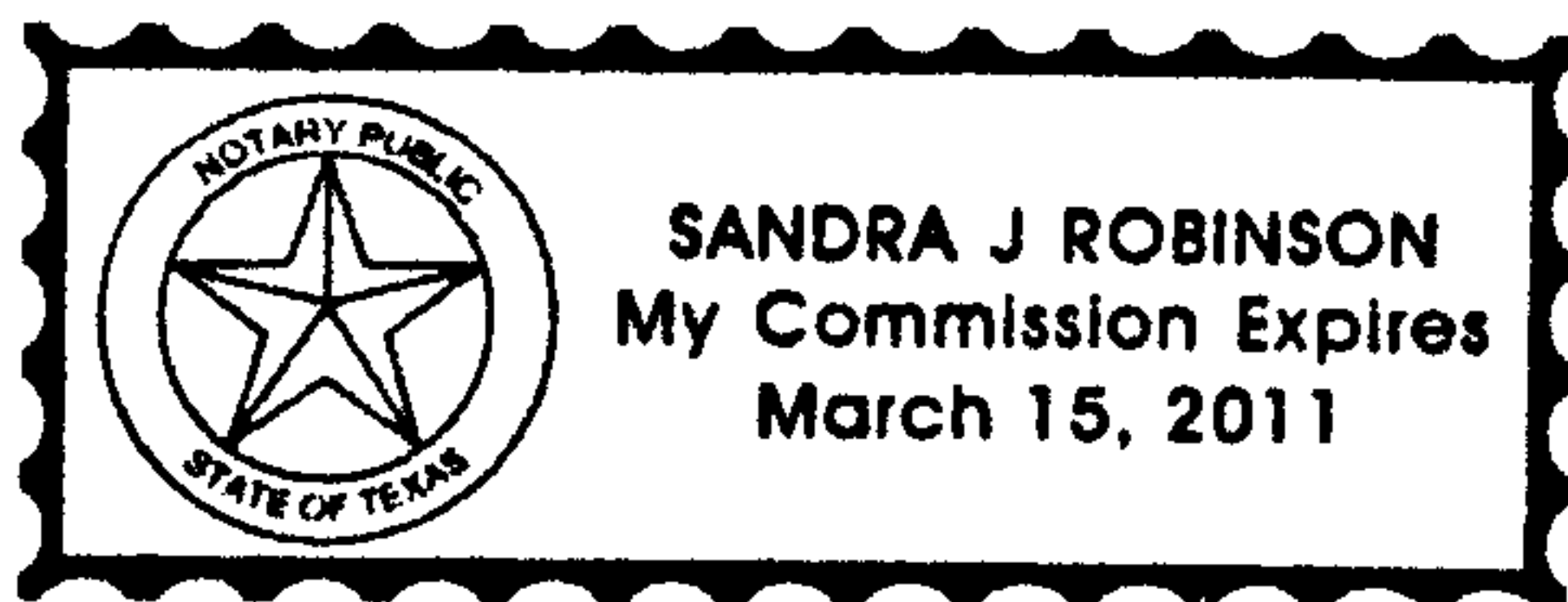
Its: Assistant Secretary

STATE OF TEXAS

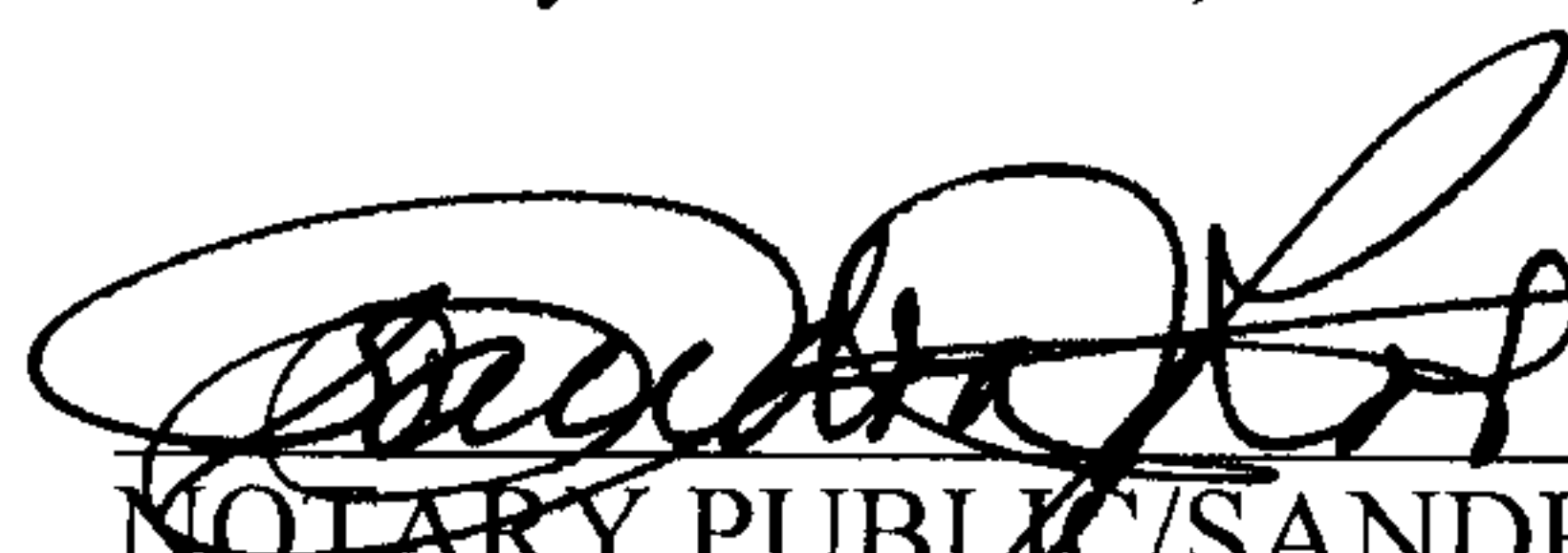
COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Waithaka, 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 CWABS, Inc. Asset Backed Certificates, Series 2006-25, 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 5th day of October, 2008.



2008-002913


NOTARY PUBLIC/SANDRA J. ROBINSON
My Commission expires: 3/15/2011
AFFIX SEAL

Shelby County, AL 11/06/2008
State of Alabama

Deed Tax: \$1.00