

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

Send Tax Notice to:  
James Dean Brown  
Bona Brown

120 Belvedere Place  
Harbort AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-nine thousand nine hundred and 00/100 Dollars (\$129,900.00) to the undersigned, The Bank of New York, as Successor to JP Morgan Chase Bank, N.A. as Indenture Trustee on Behalf of the Certificate Holders, CWHEQ Revolving Home Equity Loan Trust, Series 2006-A, 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 James Dean Brown, and Bona Brown, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 128,208.00 of the above recited Consideration was paid from  
a mortgage recorded simultaneously herewith.  
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. Excepting therefrom all interest in and to all oil, gas and other minerals in on and or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 114, Page 193 and Book 144, Page 196 and Doc No. 20050815000418520, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Further excepting therefrom any restrictions, reservations, setbacks and easements, if any, as shown on the plat recorded in Document No. 20050614000290310, in the Office of the Judge of Probate of Shelby County, Alabama

5. Further excepting therefrom Easement /Right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Further excepting therefrom Timber Deed as recorded in Instrument No. 1995-28005, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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. 20080709000277180, in the Probate Office of Shelby County, Alabama.

\$ \_\_\_\_\_ 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.

  
20090114000011530 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/14/2009 09:25:09AM FILED/CERT



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
03 day of OCTOBER, 2008.


The Bank of New York, as Successor to JP Morgan Chase  
Bank, N.A. as Indenture Trustee on Behalf of the  
Certificate Holders, CWHEQ Revolving Home Equity  
Loan Trust, Series 2006-A  
By Countrywide Home Loans Servicing LP, as Attorney in  
Fact

By: 

Its LAURA INIGUEZ, ASSISTANT SECRETARY

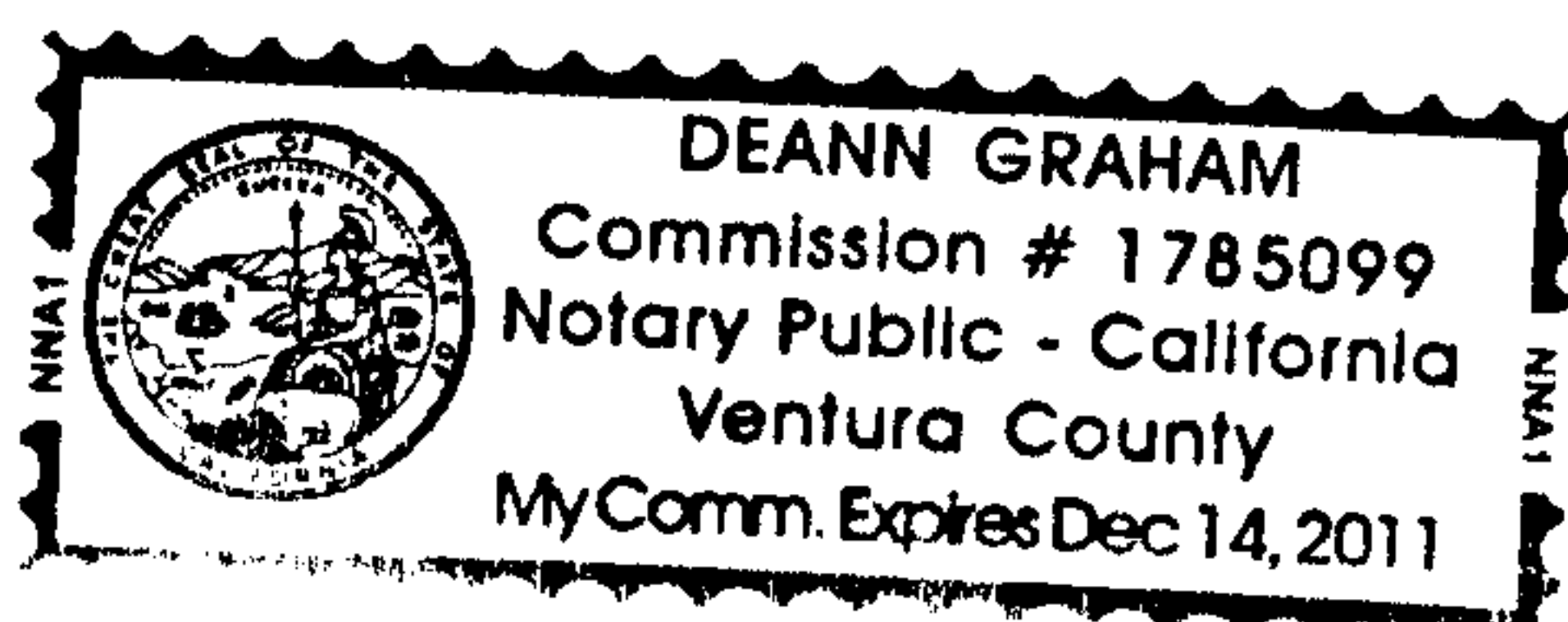
STATE OF CALIFORNIA

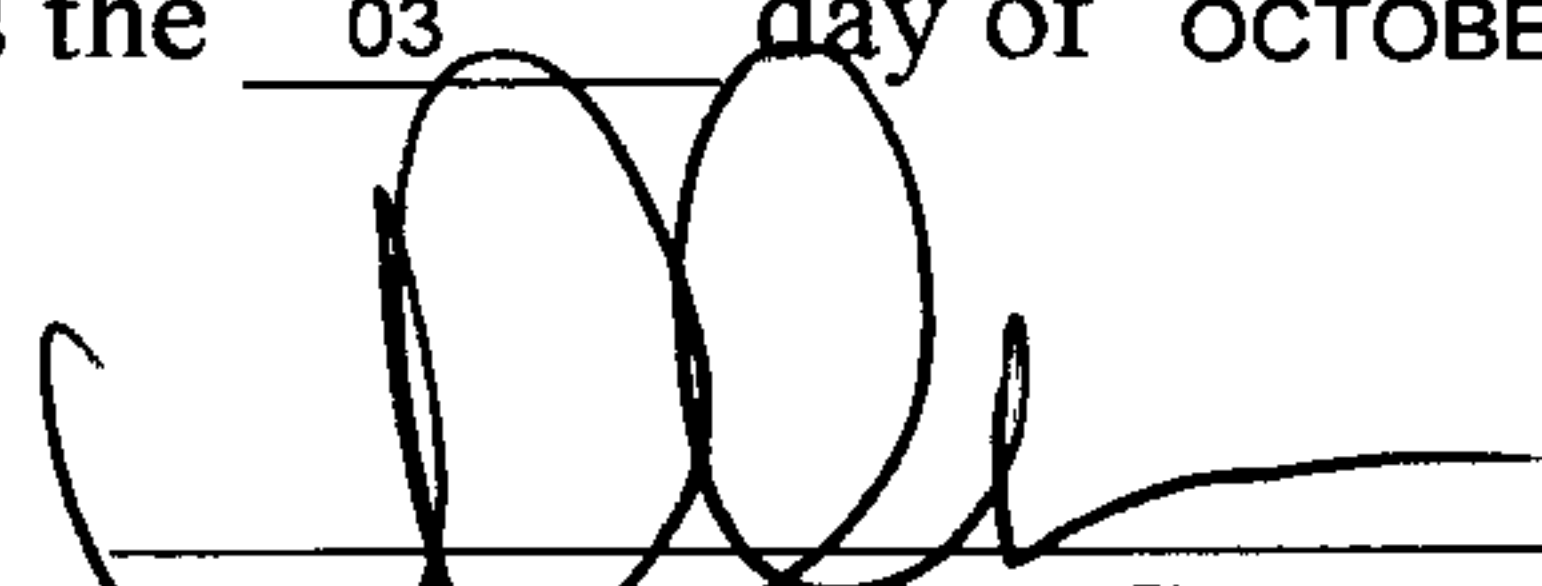
COUNTY OF VENTURA

  
20090114000011530 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/14/2009 09:25:09AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
LAURA INIGUEZ, whose name as ASSISTANT SECRETARY of  
Countrywide Home Loans Servicing LP, as Attorney in Fact for The Bank of New York, as  
Successor to JP Morgan Chase Bank, N.A. as Indenture Trustee on Behalf of the Certificate  
Holders, CWHEQ Revolving Home Equity Loan Trust, Series 2006-A, 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 03 day of OCTOBER, 2008.



  
NOTARY PUBLIC DEANN GRAHAM  
My Commission expires: 12/14/2011  
AFFIX SEAL

2008-003060

Shelby County, AL 01/14/2009  
State of Alabama  
Deed Tax: \$2.00