

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

Send Tax Notice to:
Varenda J. Adams

1016 5th Ave NW
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ninety-seven thousand and 00/100 Dollars (\$97,000.00) to the undersigned, The 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 Varenda J. Adams, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Hamlet 3rd Sector, as recorded in Map Book 8, Page 130, in the Probate of 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. Easement/right-of-way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 1 Page 352.
4. Restrictive covenant as recorded in Book 58 Page 117.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 220, page 329
6. Mineral and mining rights excepted
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. 20080422000163690, in the Probate Office of Shelby County, Alabama.

\$ 95,736.00 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.



20090116000015100 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
01/16/2009 01:39:14PM FILED/CERT

Shelby County, AL 01/16/2009
State of Alabama

Deed Tax: \$1.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
8 day of January, 2009.

The 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:

Nelda Kershner
Its Nelda Kershner, 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
Nelda Kershner, whose name as Assistant Secretary of
Countrywide Home Loans Servicing LP, as Attorney in Fact for The 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.

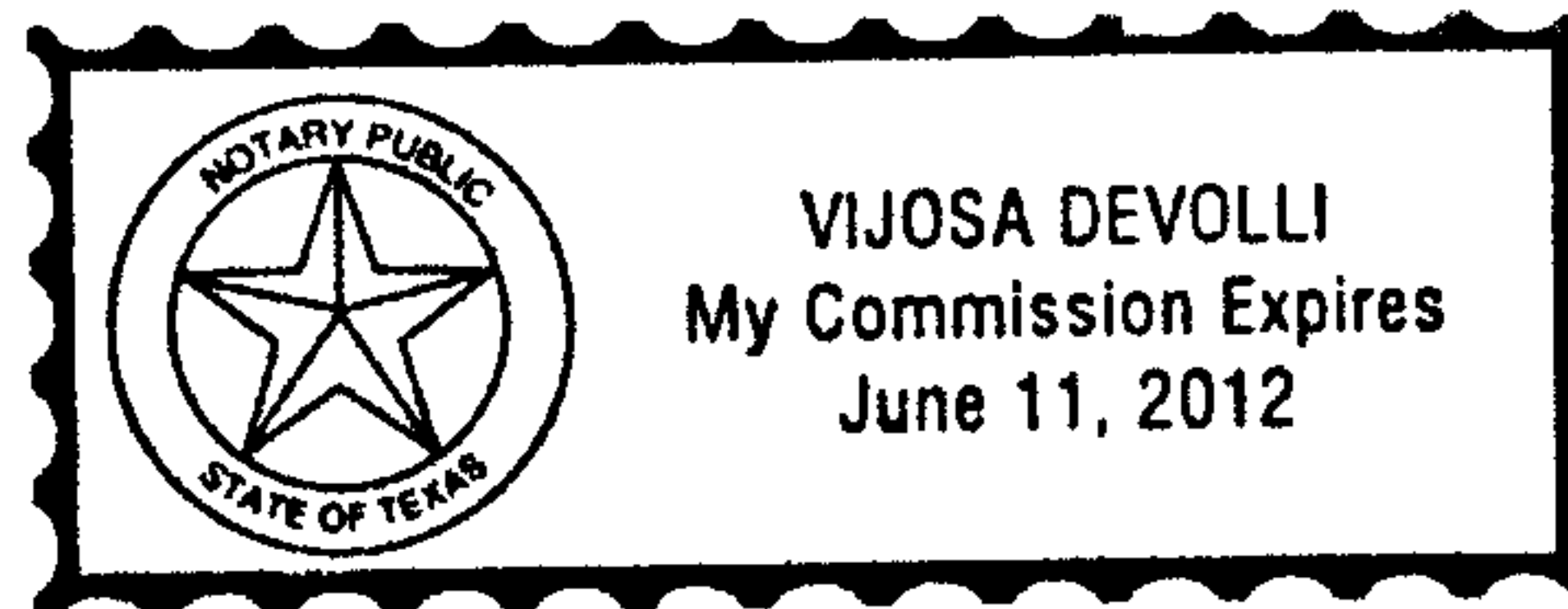
Given under my hand and official seal, this the 8 day of January, 2009.


[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-002321




20090116000015100 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
01/16/2009 01:39:14PM FILED/CERT