

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

Send Tax Notice to:  
Kathryn Ann Pierce  
Morris Skurko  
101 Longfeather Circle  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF **TEXAS**

KNOW ALL MEN BY THESE PRESENTS,

**COLLIN COUNTY**

That in consideration of one hundred fifty-three thousand five hundred and 00/100 Dollars (\$153,500.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders of CWALT 2004-J4, 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 Kathryn Ann Pierce, and Morris Skurko, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Apache Ridge, Sector 6, as recorded in Map Book 17, Page 145, 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 Alabama Power as recorded in Book 256 Page 868 and Book 271, Page 720.
4. Easements, restrictions and setback lines as shown on recorded plat.
5. Restrictions and covenants as shown in Instrument #1993-39988
6. Mineral and Mining rights as shown in Instrument #1996-30844
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. 20080512000193140, in the Probate Office of Shelby County, Alabama.

\$ 138,100<sup>00</sup> 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.

  
20090218000056460 1/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
02/18/2009 10:16:08AM FILED/CERT

Shelby County, AL 02/18/2009  
State of Alabama  
Deed Tax: \$15.50

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

Bank of New York as Trustee for the Certificate Holders of  
CWALT 2004-J4

By Countrywide Home Loans Servicing LP, as Attorney in  
Fact

By: 

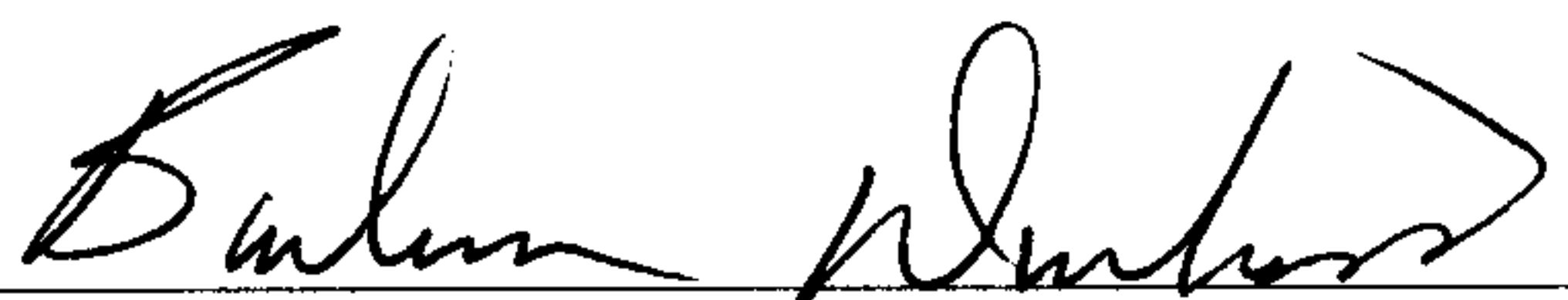
Its Tennika MAXwell , Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Tennika Maxwell, 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 of CWALT 2004-J4, 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 28 day of January, 2009.

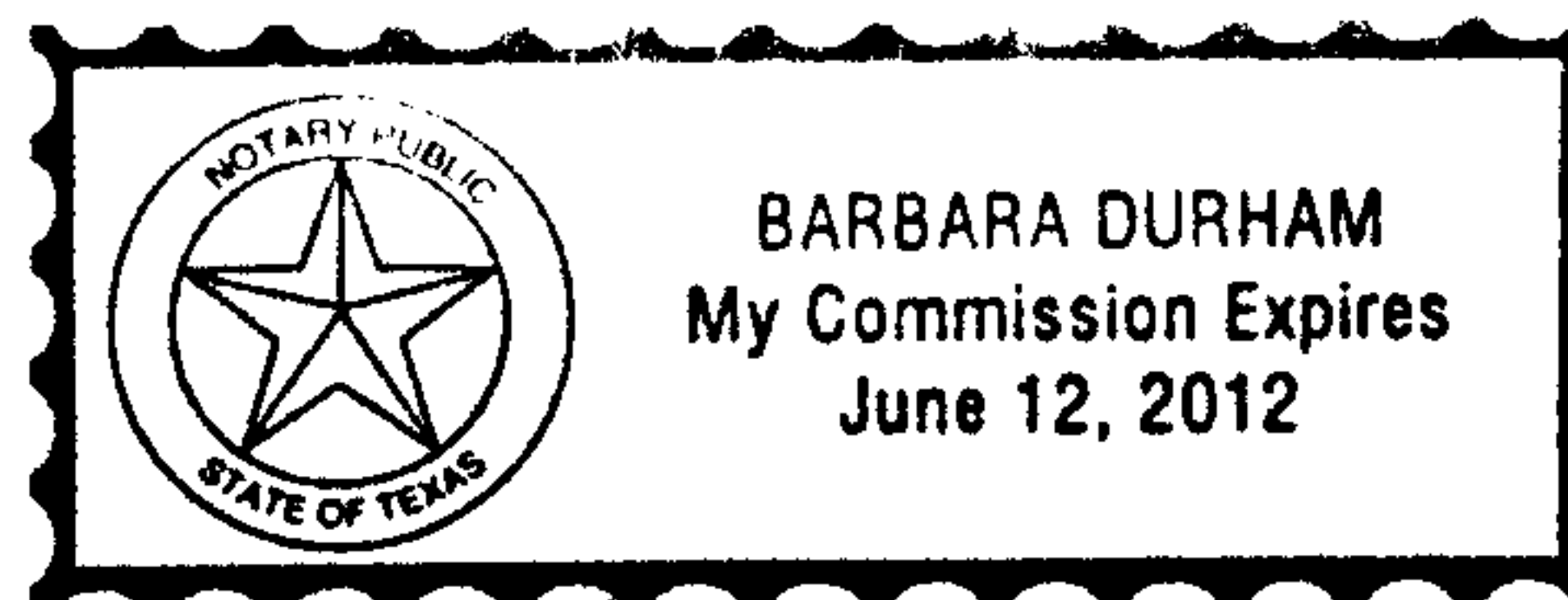


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-004340



20090218000056460 2/2 \$29.50  
Shelby Cnty Judge of Probate, AL  
02/18/2009 10:16:08AM FILED/CERT