

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

Send Tax Notice to:
James K. Sides

129 Brookshire Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of four hundred eighty thousand and 00/100 Dollars (\$480,000.00) to the undersigned, The Bank of New York as Trustee for the Certificate Holders CWMBS, Inc. Alternative Loan Trust 20068TI Mortgage Pass Through Certificates, Series 2006-7, 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 James K. Sides, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the final plat of Larussa's Addition to Brookshire, Phase I, as recorded in Map Book 31, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

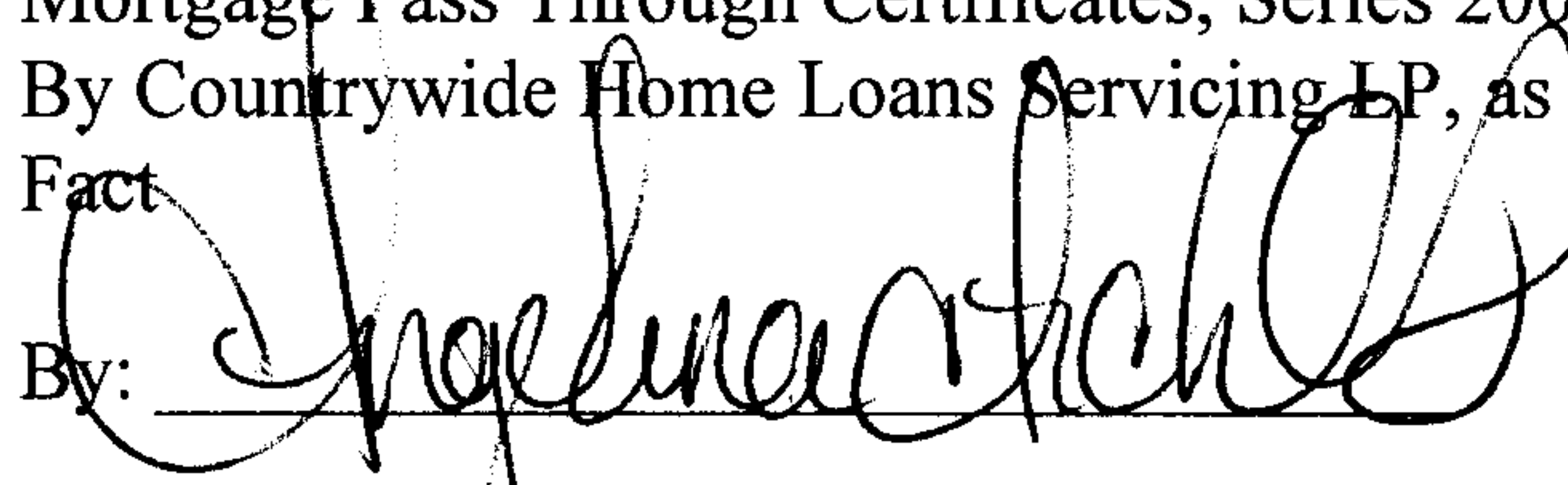
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restirctions, easements and setback lines as shown on recorded plat
4. All outstanding rights of 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. 20080918000370230, in the Probate Office of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of February, 2009.

The Bank of New York as Trustee for the Certificate
Holders CWMBS, Inc. Alternative Loan Trust 20068TI
Mortgage Pass Through Certificates, Series 2006-7
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: 

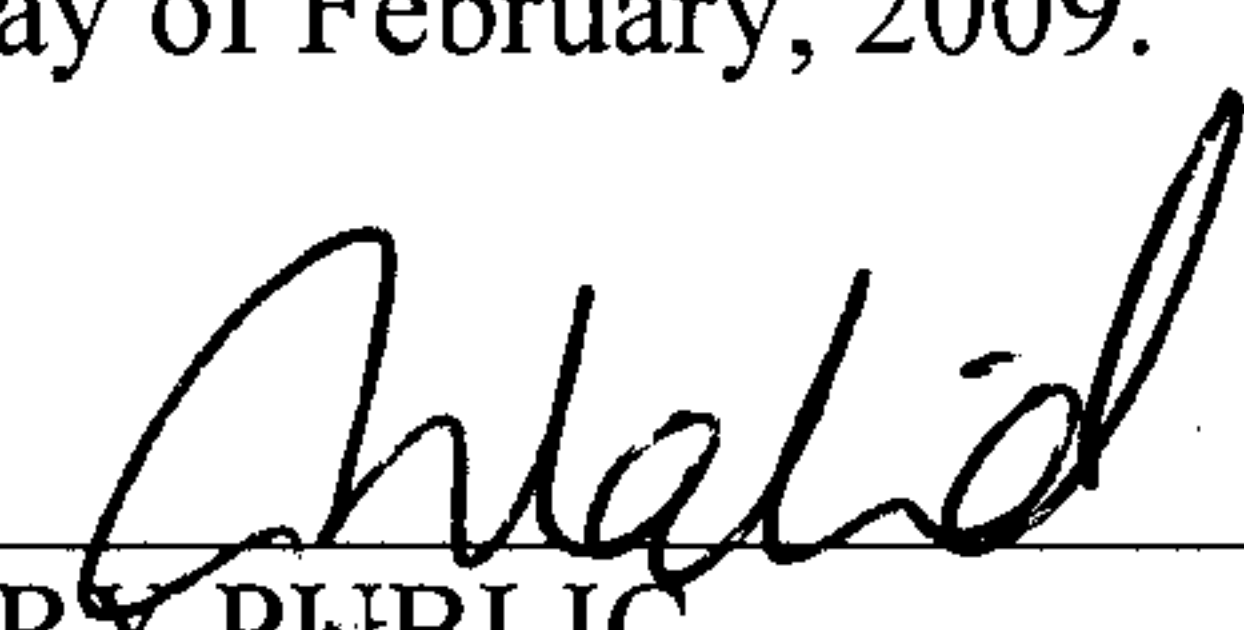
Its Angelina Archivald-Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

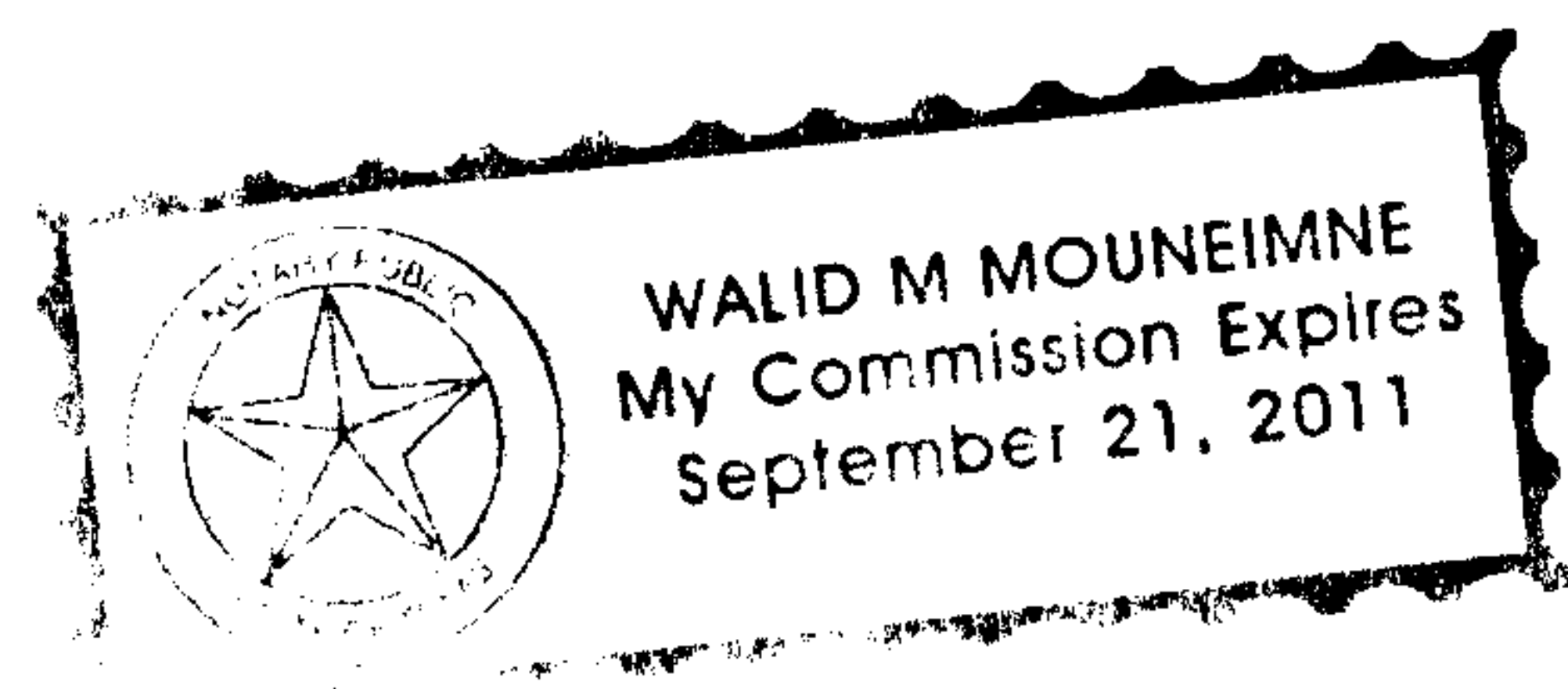
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelina Archivald, whose name as Asst. Secretary of Countrywide Home Loans Servicing LP, as Attorney in Fact for The Bank of New York as Trustee for the Certificate Holders CWMBS, Inc. Alternative Loan Trust 20068TI Mortgage Pass Through Certificates, Series 2006-7, 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 23 day of February, 2009.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-004194



Shelby County, AL 03/03/2009
State of Alabama

Deed Tax: \$480.00