

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

Send Tax Notice to:  
Michael J. Anderson

205 Woodbridge Trail  
Chelsea, AL. 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of three hundred seventy-five thousand nine hundred and 00/100 Dollars (\$375,900.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-22, 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 Michael J. Anderson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 94, according to the Survey of Cameron Woods, 2nd Addition, as recorded in Map Book 30, Page 20, in the Probate Office of Shelby County, Alabama; being situated in 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 as recorded in Book 229 Page 370.
4. Mineral and mining rights as recorded in Book 187 Page 755.
5. Encroachment Agreement recorded in Instrument #20031001000661330
6. Terms , provisions, covenants, conditions, restrictions, easements, charges , assessments and liens in Instrument No. 1999-0964
7. Oil and gas as recorded in Volume 324, Page 381
8. Incorporation of Cameron Woods Residential Association in Instrument NO. 1999-9714
9. 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. 20080211000056150, in the Probate Office of Shelby County, Alabama.

\$357,100.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
3rd day of February, 2009.

Bank of New York as Trustee for the Certificate Holders  
CWABS, Inc. Asset-Backed Certificates, Series 2006-22  
By Countrywide Home Loans Servicing LP, as Attorney in  
Fact

By:

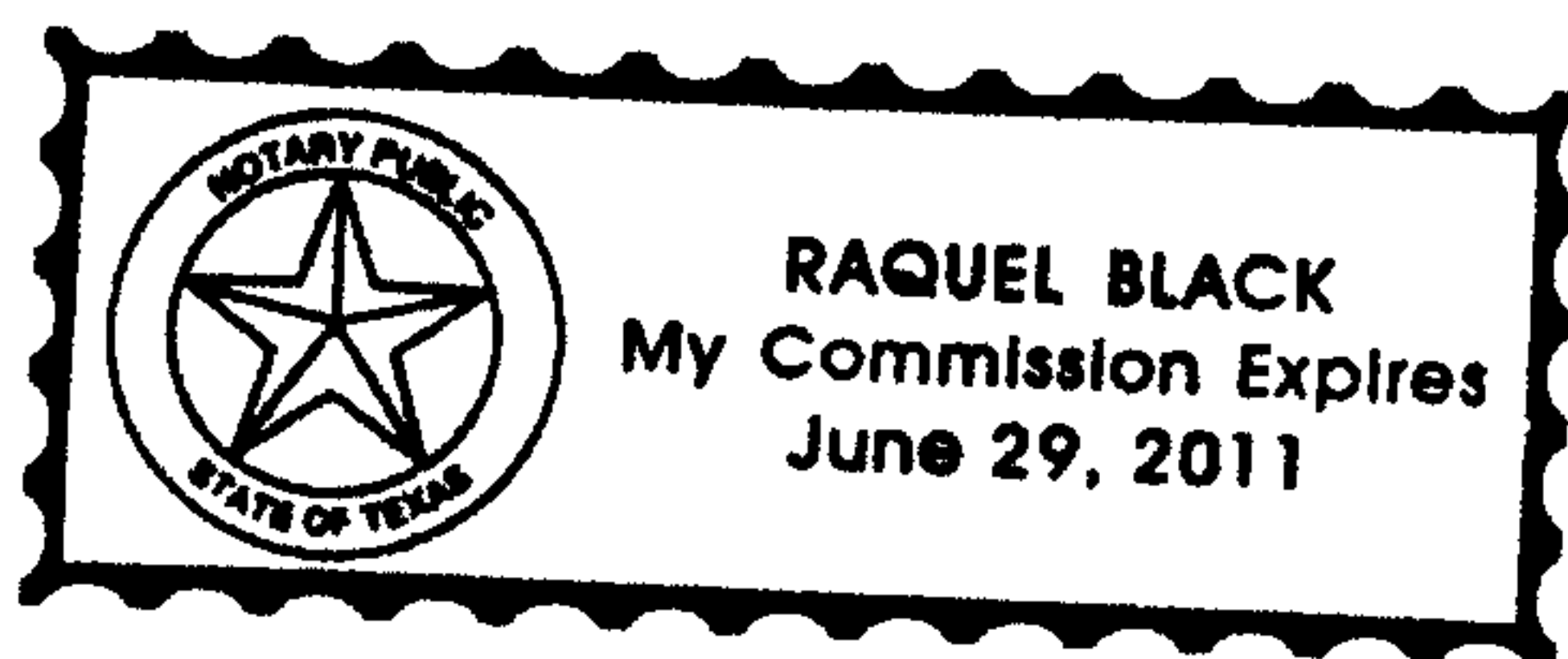
Its Tennika Maxwell, Asst. Secretary

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 CWABS, Inc. Asset-Backed Certificates, Series 2006-22, 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 3rd day of February, 2009.



Raquel Black  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-000330

Shelby County, AL 03/12/2009  
State of Alabama

Deed Tax: \$19.00