

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

Send Tax Notice to:
Anh Dao Thi Nguyen Le

118 THOROUGH BRED LANE
Alabama, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred five thousand and 00/100 Dollars (\$105,000.00) to the undersigned, Bank of New York as Trustee for the benefit of the Certificate Holders of CWABS 2005-01, Inc., 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 Anh Dao Thi Nguyen Le, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real property situated in the City of Calera, County of Shelby, and State of Alabama, to wit: Lot 77, according to the Survey of Summerchase, Phase 1, as recorded in Map Book 23, Page 7, 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. Easement/right-of-way to Shelby County as recorded in Book 102 Page 420 and Deed Book 174, page 125.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 174, Page 309; Deed Book 99, Page 465; Deed Book 103, Page 168 and Deed Book 206, Page 220.
5. Any part of caption lands lying within a public road.
6. Restrictions, covenants and conditions as set forth in Inst. No. 1997-30687.
7. Mineral and mining rights excepted.
8. 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. 20080312000102840, in the Probate Office of Shelby County, Alabama.

\$ 84,000.00 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.

Shelby County, AL 05/19/2009

State of Alabama

Deed Tax : \$21.00

20090519000186720 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
05/19/2009 08:58:21 AM FILED/CERT

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 April, 2009.

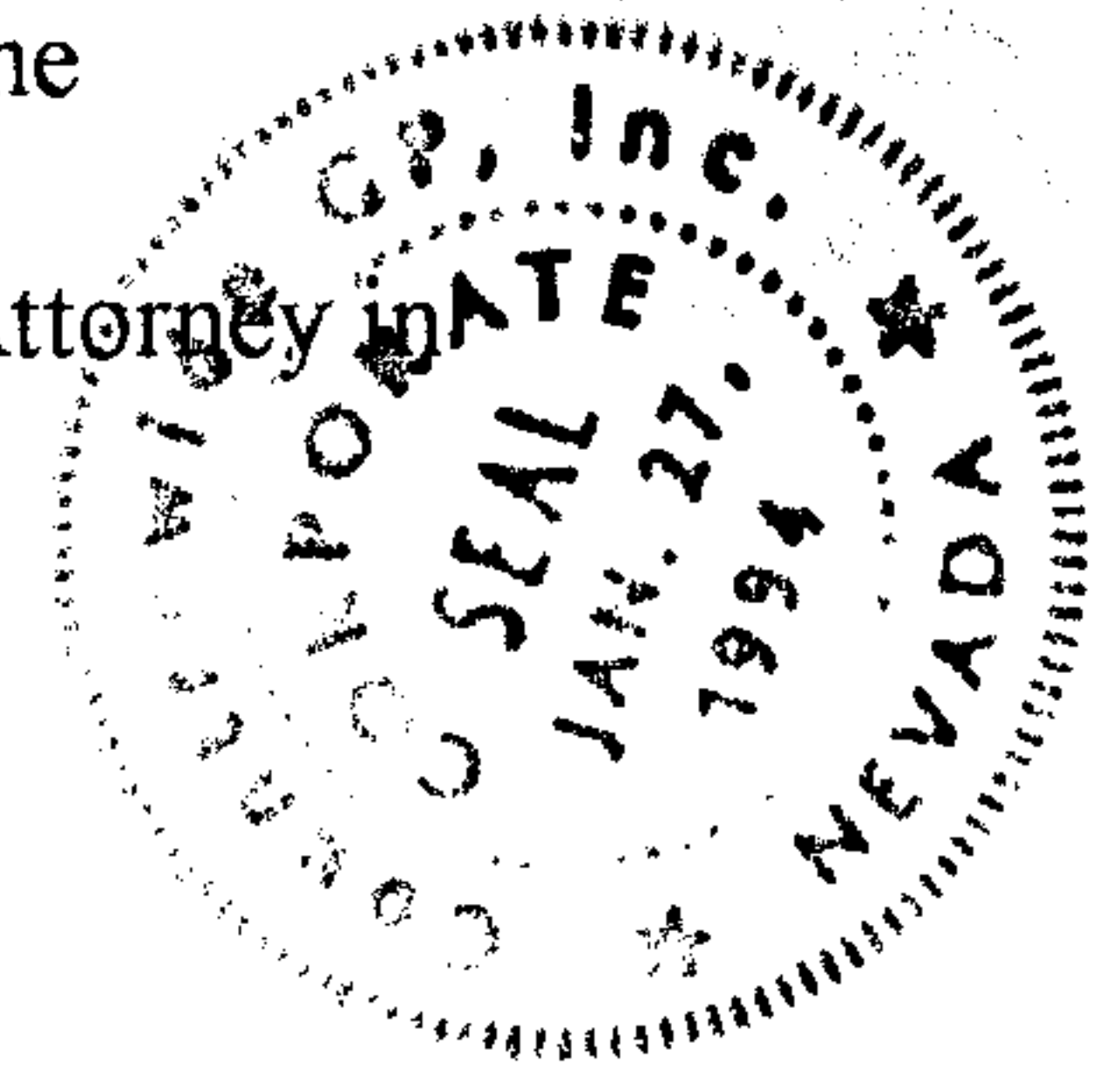
Bank of New York as Trustee for the benefit of the
Certificate Holders of CWABS 2005-01, Inc.

By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By:

Nelda Kershner

Its Nelda Kershner, Assistant Secretary

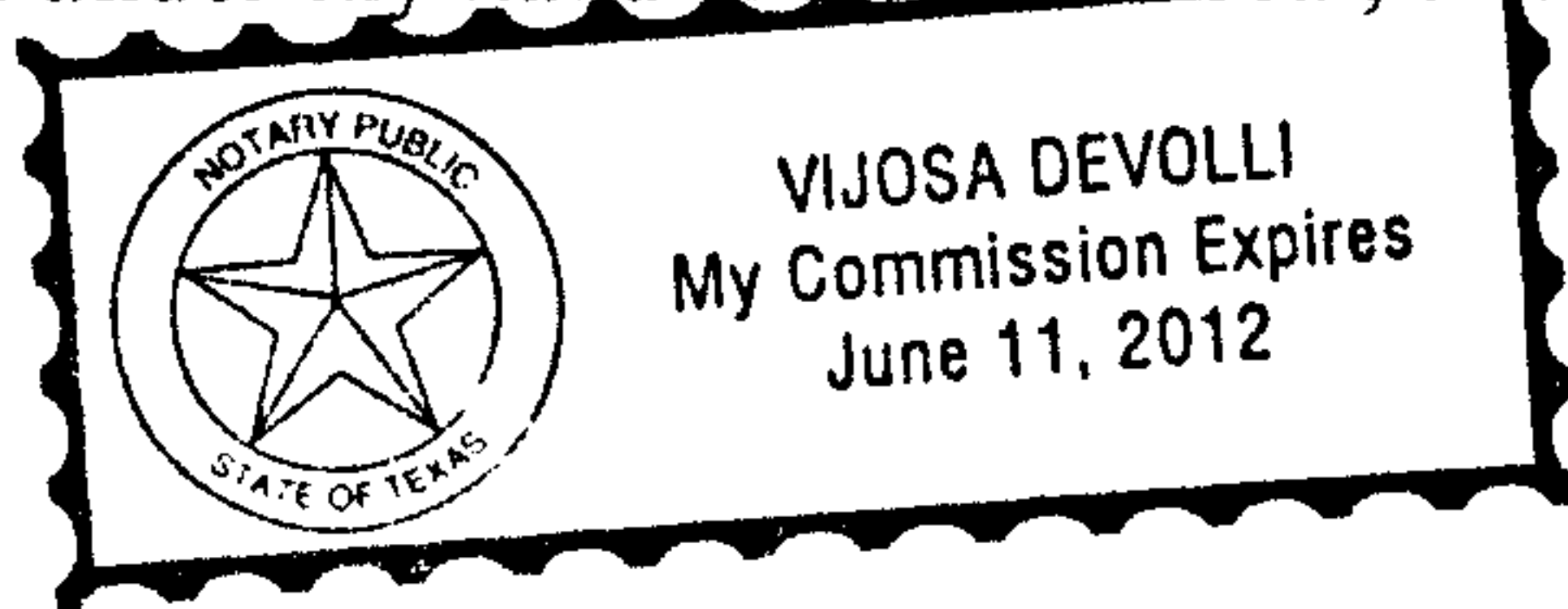


STATE OF TEXAS

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 Bank of New York as Trustee
for the benefit of the Certificate Holders of CWABS 2005-01, Inc., 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 April, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-000537