



20090527000199070 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/27/2009 09:42:15 AM FILED/CERT

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

Send Tax Notice to:
M. Keith Lowery
Regina C. Smith
117 BROOK CIRCLE
CHELSEA, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred seven thousand and 00/100 Dollars (\$207,000.00) to the undersigned, Bank of New York as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-30CB Mortgage Pass Through Certificates, Series 2005-30CB, 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 M. Keith Lowery, and Regina C. Smith, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Brookchase Estates, Phase Two, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.

***** M. KEITH LOWERY IS ONE AND THE SAME PERSON AS MICHAEL KEITH LOWERY.**

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 Shelby County as recorded in Book 135 Page 108.
4. Easement of 10' on rear of lot as shown by plat recorded in Map Book 22, page 47, in the Probate Office of Shelby County, Alabama.
5. Transmission Line permit granted to Alabama Power Company as recorded in Deed Book 102, page 133 as recorded in the Probate office of Shelby County, Alabama
6. Restrictive Covenants with Shelby County Health Department Instrument 1996-23819
7. Restrictive covenants filed in Instrument # 1997-6591
8. Restrictive covenants filed in Instrument # 1997-23819
9. Title to all oil gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 13, Page 312 in the Probate Office of Shelby County, Alabama.
10. 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. 20081229000476540, in the Probate Office of Shelby County, Alabama.

\$ **211,140.00** 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15 day of April, 2009.

Bank of New York as Trustee for the Certificate Holders
CWALT, Inc. Alternative Loan Trust 2005-30CB Mortgage Pass
Through Certificates, Series 2005-30CB
By Countrywide Home Loans Servicing LP, as Attorney in Fact

By: Nelda Kershner

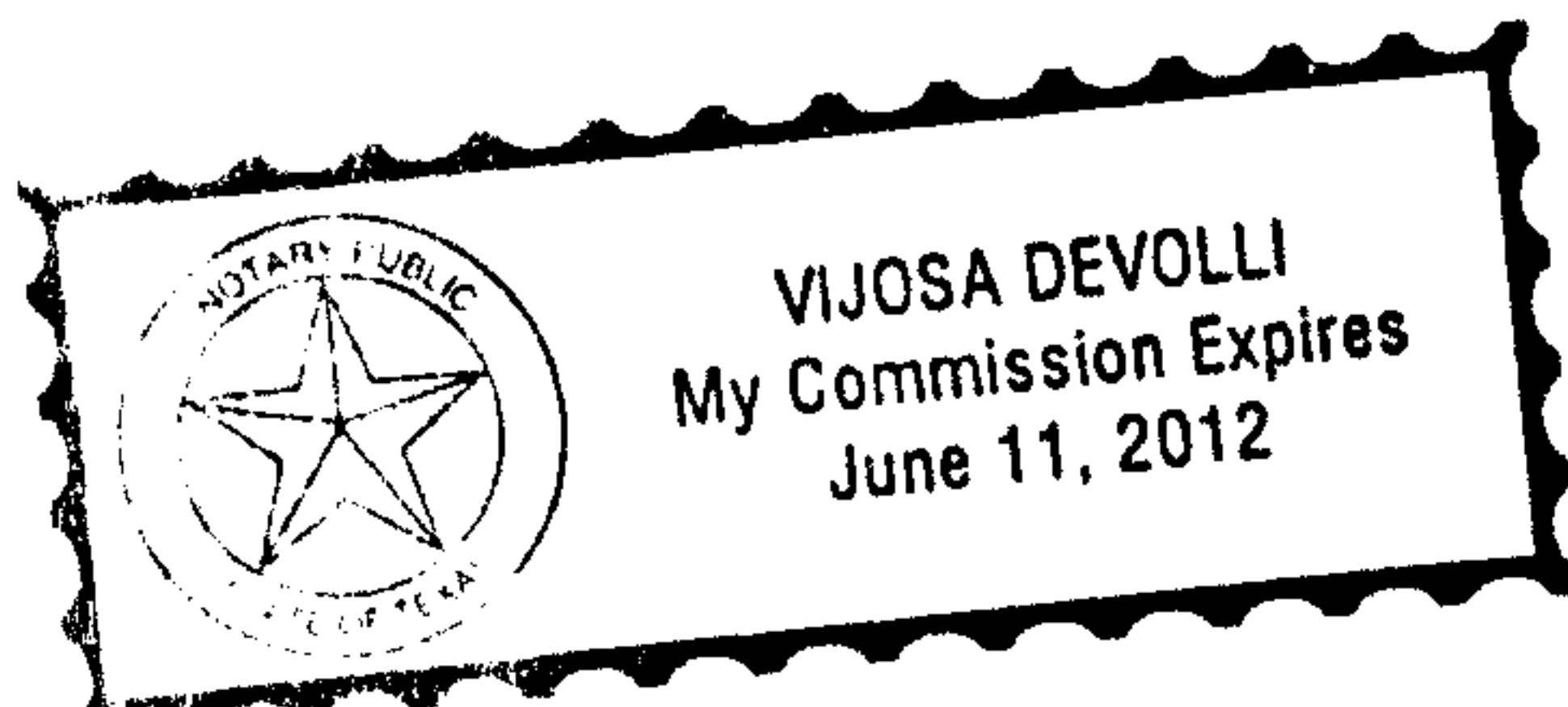
Its Nelda Kershner, Assistant Secretary

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 Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-30CB Mortgage Pass Through Certificates, Series 2005-30CB, 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 15 day of April, 2009.



2009-000424

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



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