

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

Send Tax Notice to:  
Chad E. Hill  
Jimmy L. Hill, Pamela J. Hill,  
405 N. Walnut St  
Florence, AL 35630

**SPECIAL WARRANTY DEED**



20090702000255420 1/2 \$81.50  
Shelby Cnty Judge of Probate, AL  
07/02/2009 01:29:34 PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of sixty-seven thousand five hundred and 00/100 Dollars (\$67,500.00) to the undersigned, The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates, Series 2006-18, a corporation, by BAC Home Loan Servicing, LP fka 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 Chad E. Hill, Jimmy L. Hill, Pamela J. Hill, and , (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "D", Building 11 of Chandalar South Townhomes, Phase 2, as recorded in Map Book 7, Page 166 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 South Central Bell as recorded in Book 280 Page 752.
4. Public utility easements as shown by recorded plat
5. Restrictions, covenants and conditions as set in instrument recorded in Misc. Book 6, Page 804
6. Transmission line permit to Alabama Power Compan as shown by instruments recorded in Deed Book 278, Page 477; Deed Book 297, Page 412 and Deed Book 301, Page 581
7. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 287, Page 506 and covenants pertaining thereto recorded in Misc. Book 32, Page 488
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. 20080612000240060, 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 22<sup>nd</sup> day of June, 2009.

The Bank of New York as Trustee for the Certificate  
Holders CWABS, Inc. Asset Backed Certificates, Series  
2006-18

By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact

By:

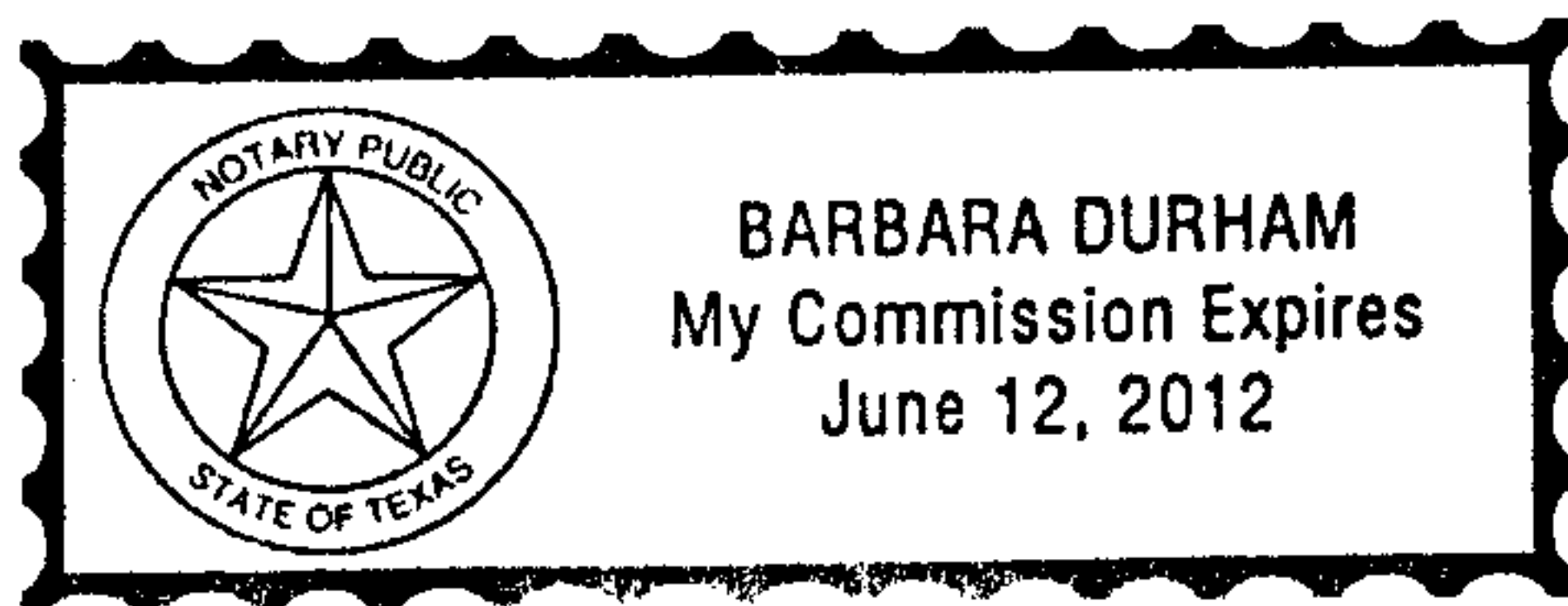
Its Toni Gary, Asst Secretary

STATE OF Texas

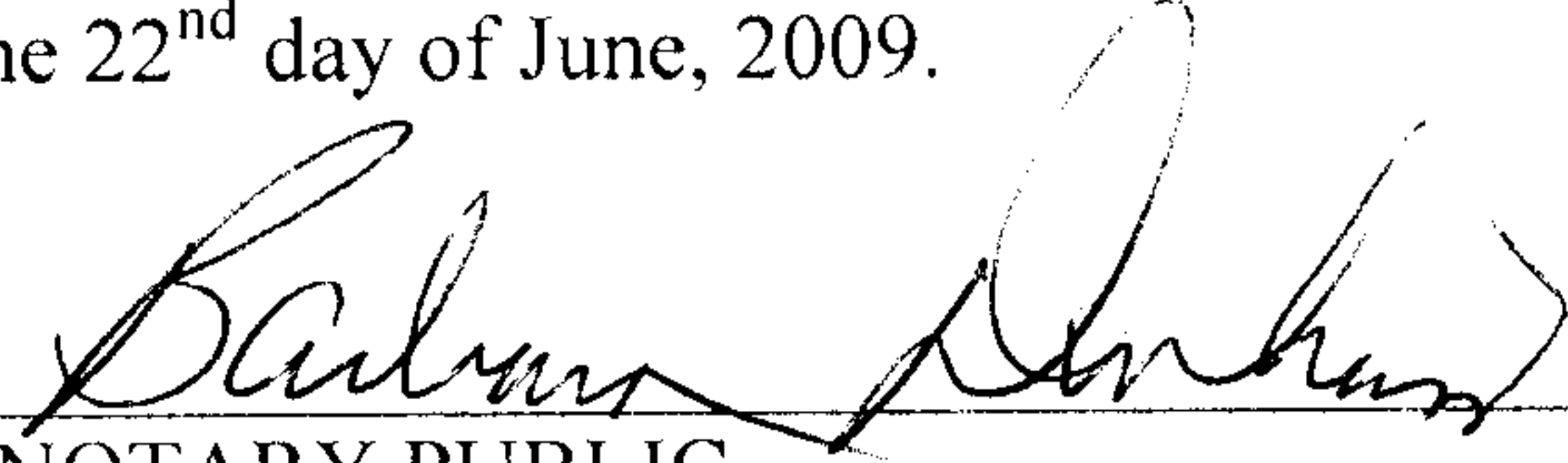
COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Toni Gary, whose name as Asst Secretary of BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset Backed Certificates, Series 2006-18, 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 22<sup>nd</sup> day of June, 2009.



2008-002634

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

Shelby County, AL 07/02/2009

State of Alabama

Deed Tax : \$67.50