

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

Send Tax Notice to:
Timothy S. Burch

209 Meadowgreen Drive
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy thousand and 00/100 Dollars (\$70,000.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4, a corporation, by Litton Loan 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 Timothy S. Burch, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 3, according to the Survey of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59 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. Restrictive covenants as recorded in Deed Book 284, Page 482; Deed Book 294, Page 709 and Misc. Book 14, Page 819.
4. Title to mineral underlying caption lands with mining rights and privileges belonging
5. thereto, as excepted in Deed Book 312, Page 192 and Deed Book 312, Page 193.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 87, Page
7. 277; Deed Book 136, Page 335 and Deed Book 295, Page 609.
8. Easements as to underground cables as recorded in Misc. Book 12, Page 766.
9. Agreement with Alabama Power Company as to underground residential distribution as
10. recorded in Misc. Book 13, Page 210.
11. Permit to South Central Bell Telephone Co. as recorded in Deed Book 298, Page 288.
12. Easements and buildings lines as shown on recorded map.
13. 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. 20090421000144590, in the Probate Office of Shelby County, Alabama.

\$68,732.00 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 19th day of June, 2009.

Chobo.

Collette Lobo

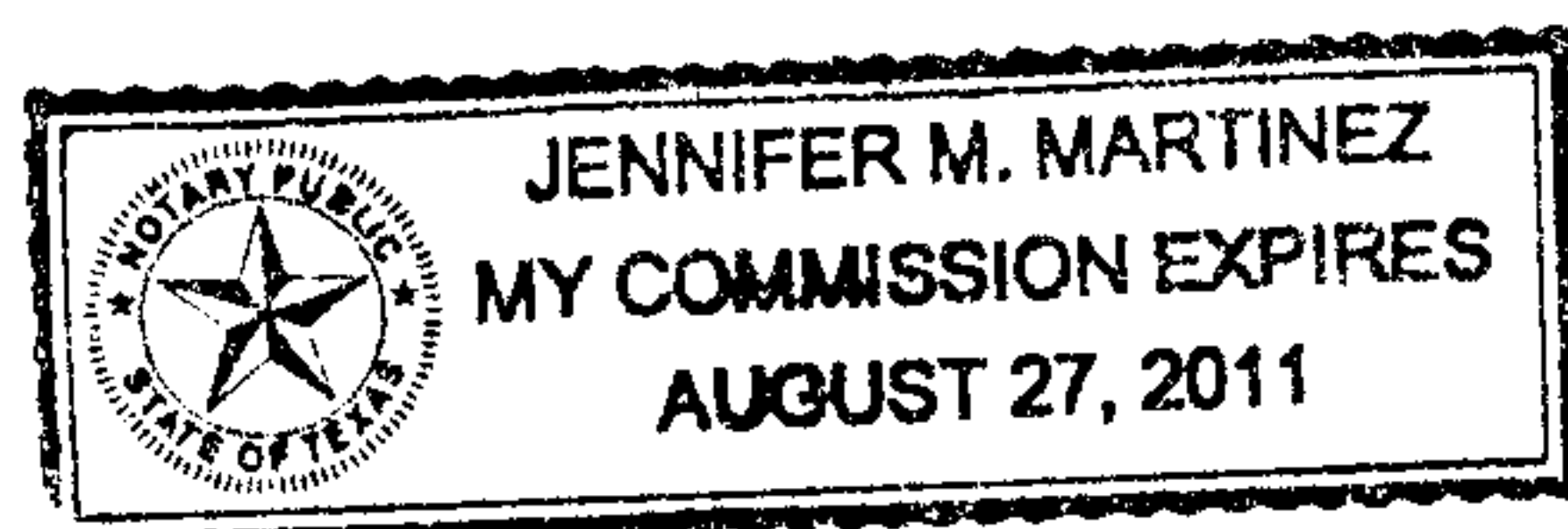
The Bank of New York Mellon f/k/a The Bank of New York as
successor to JP Morgan Chase Bank, N.A., as Trustee for the
Benefit of the Certificate Holders of Popular ABS, Inc.
Mortgage Pass-Through Certificates Series 2005-4
By Litton Loan Servicing, LP, as Attorney in Fact

By: *J. Lynn Burrow*
Its J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF TX
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
J. LYNN BURROW, whose name as Authorized Signatory of Litton Loan
Servicing, LP, as Attorney in Fact for The Bank of New York Mellon f/k/a The Bank of New York as
successor to JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificate Holders of Popular
ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4, 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 19 day of June, 2009.



Jennifer M. Martinez
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001097

Shelby County, AL 08/13/2009
State of Alabama
Deed Tax : \$1.50