20090903000340200 1/2 \$28.00 Shelby Cnty Judge of Probate, AL 09/03/2009 09:03:45 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: C&S Homes, LLC

5457 Suntise Drive Birmingham, Al. 35242

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, Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2005-3, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto C&S Homes, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, 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.
- Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 318 Page 4 and Book 320, Page 891.
- 4. Easements, building lines and restrictions as shown on recorded map
- 5. Restrictions appearing of record in Book 29, Page 229
- 6. 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. 20090608000217260, in the Probate Office of Shelby County, Alabama.

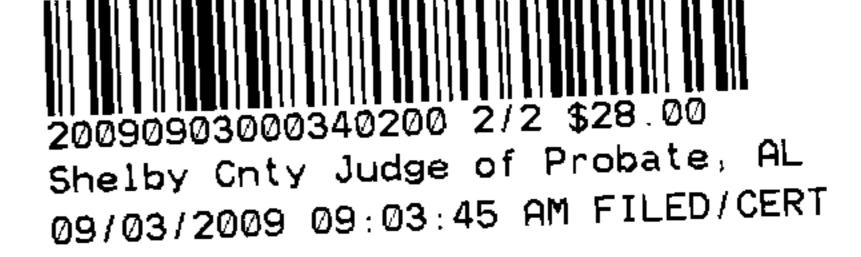
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

(\$56,000.00) of the above mentioned consideration was paid for by a mortgage recorded simultaneously herewith.

Shelby County, AL 09/03/2009

State of Alabama Deed Tax : \$14.00



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

Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2005-3 By BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact

Its VUOSA DEVOCLI, ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF COCCIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

WISSA DEVOLL, whose name as ASSISTANT SECRETALY of BAC

Home Loan Servicing, LP fka 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 2005-3, 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 31st day of August, 2009.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001911

NELDA KERSHNER
My Commission Expires
November 7, 2011