



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

Send Tax Notice to:

Mark W. Bond

Tom Harkins

*5310 Mountain Park Drive
Italian Springs, AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-one thousand and 00/100 Dollars (\$91,000.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York as trustee for the Certificate holders of CWABS 2004-02, 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 Mark W. Bond, and Tom Harkins, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, 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 Alabama Power Company as recorded in Book 40 Page 801 and Book 48, Page 880.
4. Restrictions and covenants appearing of record in Book 51, Page 644; Book 47, Page 278 and Book 40, Page 807
5. 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. 20090826000329780, 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, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
1ST day of February, 2010.

The Bank of New York Mellon fka The Bank of New York
as trustee for the Certificate holders of CWABS 2004-02
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By:

JANICE JONES

Its 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
JANICE JONES, whose name as ASSISTANT SECRETARY of BAC
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for
The Bank of New York Mellon fka The Bank of New York as trustee for the Certificate holders
of CWABS 2004-02, 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 1ST day of February, 2010.

Bobbi Laughlin

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-003033

