

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

Send Tax Notice to:  
Koraniqua N. Pittman

2908 North Dublin Drive  
Helena Ala 35020

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventeen thousand and 00/100 Dollars (\$117,000.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the benefit of the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4, 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 Koraniqua N. Pittman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey to Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, 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. 15-foot building set back line from St. Patrick Place as shown on recorded map of said subdivision.
4. Agreement with Alabama Power Company as recorded in Real Book 166, Page 64 and Real Book 298, Page 945 in Probate Office.
5. Transmission line permit to Alabama Power Company as recorded in Real Book 167, Page 419 and Real Book 220, Page 449 in Probate Office.
6. Restrictive covenants as recorded in Real Book 174, Page 781 and Real Book 298, Page 900 and Real Book 166, Page 177 in Probate Office.
7. Easement to Alabama Power Company as recorded in Real Book 358, Page 832 in Probate Office.
8. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Inst. No. 1994-17977 in Probate Office.
9. 65-foot easement to Southern Natural Gas across Southwest side of said lot as shown on recorded map.
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. 20091026000401740, in the Probate Office of Shelby County, Alabama.

\$ 113,492.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$5,000.00 of the above recited consideration was paid from the proceeds of a second mortgage loan closed simultaneously herewith.





20100303000061870 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/03/2010 09:34:05 AM FILED/CERT

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 5 day of February, 2010.

The Bank of New York Mellon f/k/a The Bank of New York, as  
Trustee for the benefit of the Certificate Holders CWABS, Inc.  
Asset-Backed Certificates, Series 2005-BC4  
By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact

By:

Its

Lizeth Garcia, 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  
Lizeth Garcia, 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 Mellon f/k/a The Bank of New York, as Trustee for the benefit of the Certificate Holders CWABS,  
Inc. Asset-Backed Certificates, Series 2005-BC4, 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 5 day of February, 2010.

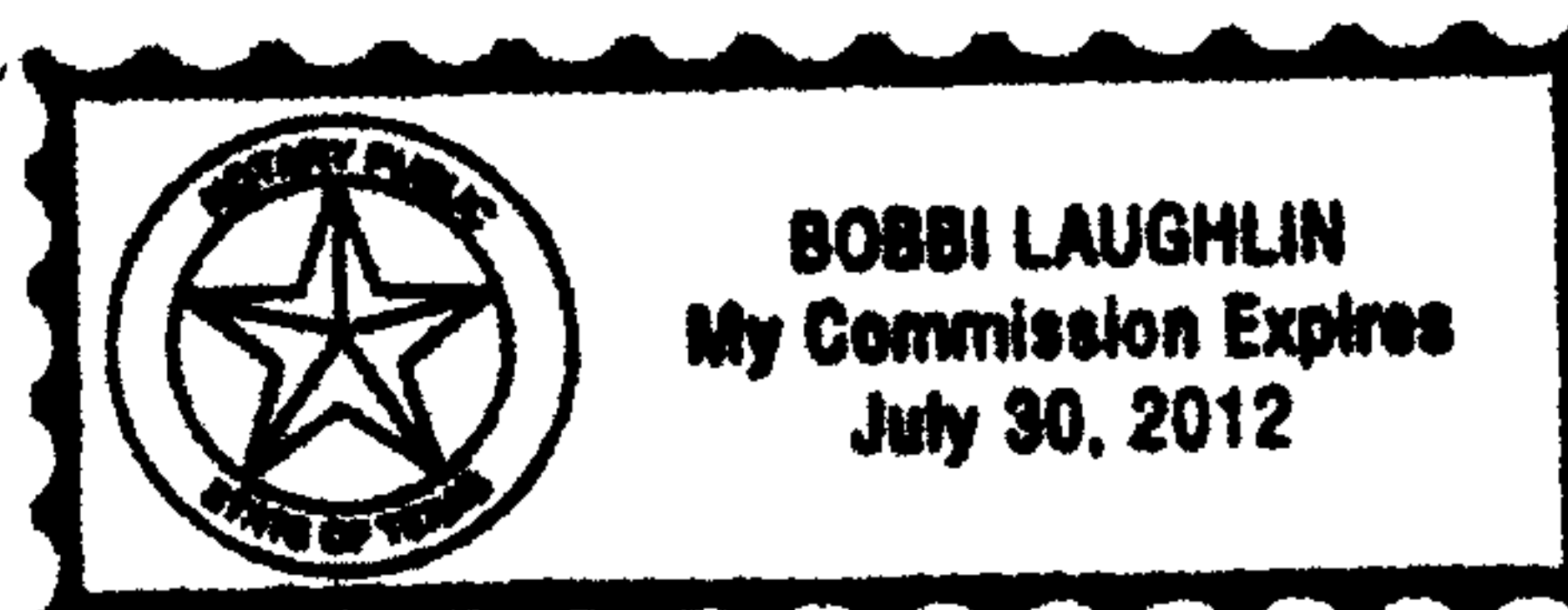
Bobbi Laughlin  
NOTARY PUBLIC

Bobbi Laughlin

My Commission expires:

AFFIX SEAL

2009-003939



\*\*\*\*SELLER ACQUIRED TITLE TO SAID PROPERTY THROUGH FORECLOSURE ACTION.

SELLER HAS NEVER RESIDED ON THE SAID PREMISES AND MAKES NO WARRANTIES

EXPRESSED OR IMPLIED. PROPERTY IS BEING SOLD IN CURRENT "AS-IS" CONDITION

\*\*\*\*\*ALL TAX PRORATIONS ARE FINAL \*\*\*\*\*