



20100303000061900 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/03/2010 10:13:10 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:

Sedrick Rudolph

Bridgett Stallworth

129 Ivy Trance
Culver, Ala 35240

SPECIAL WARRANTY DEED

STATE OF CALIFORNIA

KNOW ALL MEN BY THESE PRESENTS,

VENTURA COUNTY

That in consideration of One hundred nine thousand nine hundred and 00/100 Dollars (\$109,900.00) to the undersigned, The Bank of New York, as Successor to JP Morgan Chase Bank, NA as Indenture Trustee on Behalf of the Certificate Holders, CWHEQ Revolving Home Equity Loan Trust, Series 2006-A, 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 Sedrick Rudolph, and Bridgett Stallworth, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 through 32, Tract Fifty-One Subdivision, Parcel "B", as recorded in Document number 20050614000290310 and Map Book 35, page 43-A, in the Office of the Judge of Probate 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 167 Page 415.
4. Easements, building lines and restrictions as shown on recorded map
5. Restrictions appearing of record in Instrument No. 2005-41855, Instrument No. 2005-57452 and Instrument No. 2005-57453.
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. 20090902000338570, in the Probate Office of Shelby County, Alabama.

\$ 107,908.00 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 Grantees, their heirs and assigns, forever.





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
29 day of January, 2010.

The Bank of New York, as Successor to JP Morgan Chase
Bank, NA as Indenture Trustee on Behalf of the Certificate
Holders, CWHEQ Revolving Home Equity Loan Trust,
Series 2006-A

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

By: 

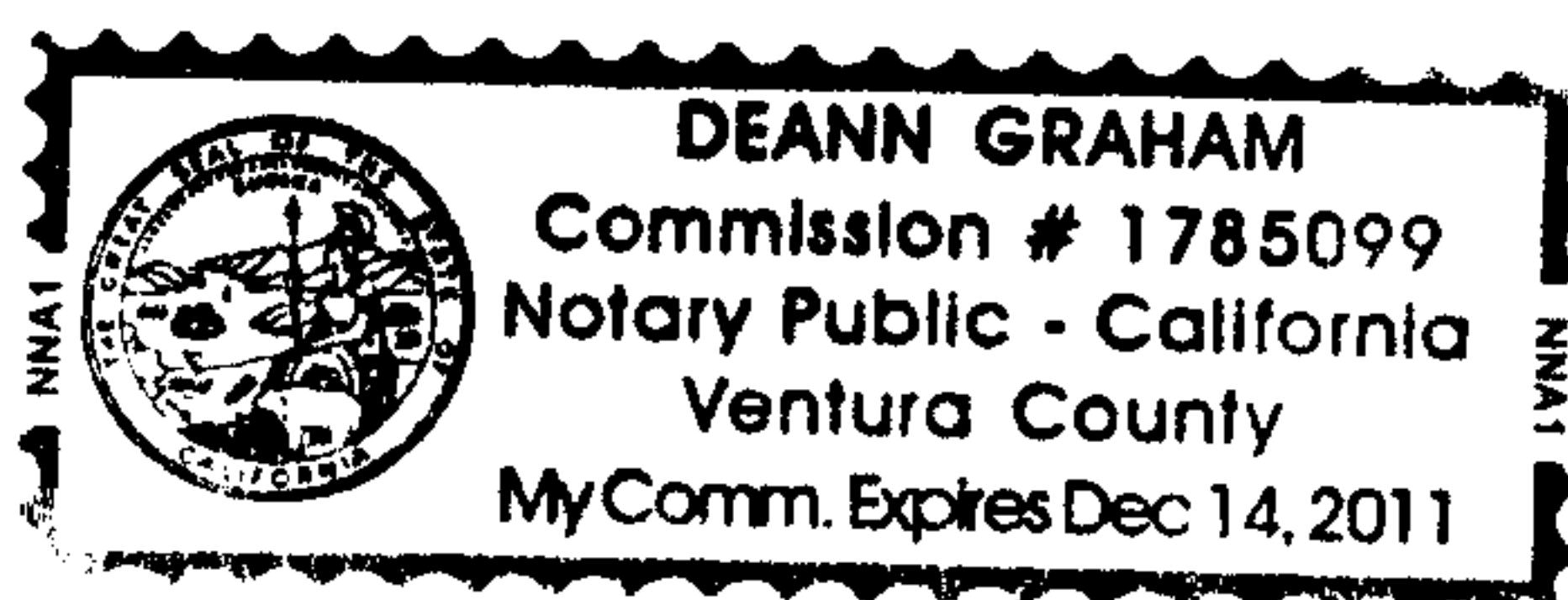
Its Veronica Casillas, Asst. Secretary

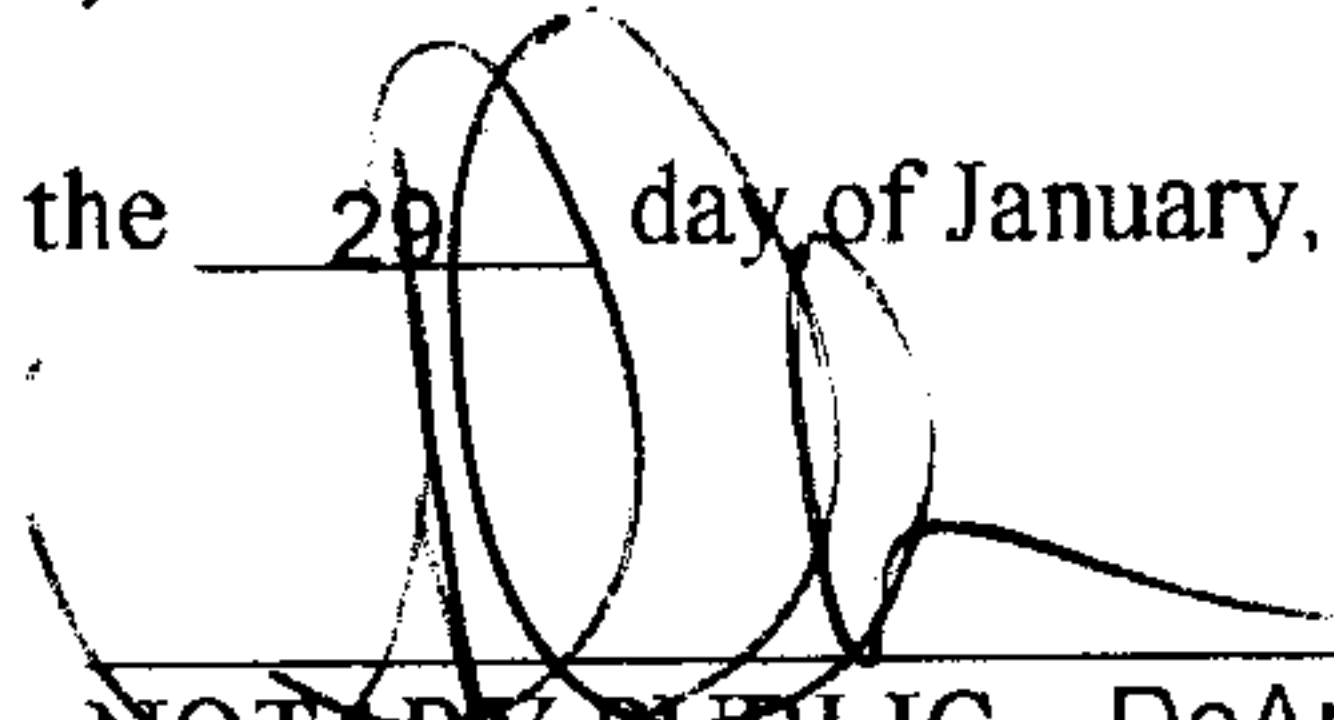
STATE OF CALIFORNIA

COUNTY OF VENTURA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Veronica Casillas of BAC
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for
The Bank of New York, as Successor to JP Morgan Chase Bank, NA as Indenture Trustee on
Behalf of the Certificate Holders, CWHEQ Revolving Home Equity Loan Trust, Series 2006-A,
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 29 day of January, 2010.




NOTARY PUBLIC DeAnn Graham
My Commission expires: 12/14/2011
AFFIX SEAL

2009-003073

Deed Tax : \$2.00