

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

Send Tax Notice to:
James F. Davies

*2575 Comanche Drive
Birmingham, AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-seven thousand five hundred and 00/100 Dollars (\$167,500.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, 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 James F. Davies, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, Block 2, according to the Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, 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.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. 35' building line as shown by recorded map.
5. 10' easement on south and east as shown by recorded map.
6. Restrictions contained in Misc. Vol. 9, Page 143; Misc. Vol. 2, Page 298 and Misc. Vol. 2, Page 885.
7. Right of Way to Alabama Power Company recorded in Vol. 104, Page 213 and Vol. 107, Page 121.
8. Mineral and mining rights incident thereto recorded in Vol. 309, Page 752.
9. 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. 20091204000446980, 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.

Shelby County, AL 04/23/2010

State of Alabama

Deed Tax : \$167.50





20100423000123470 2/2 \$184.50
Shelby Cnty Judge of Probate, AL
04/23/2010 10:34:58 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of April, 2010.

The Bank of New York Mellon FKA The Bank of New York, as
Trustee for the Certificate Holders CWABS, Inc. Asset-Backed
Certificates, Series 2006-6

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

By: 

Its Bobbi Laughlin, 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 Bobbi Laughlin, 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 CWABS, Inc. Asset-Backed Certificates, Series 2006-6, 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 5TH day of April, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-004622

