

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

Send Tax Notice to:
Rudolph LLC

#3 Office Park Circle, Suite 107
Birmingham, AL 35223

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-eight thousand five hundred and 00/100 Dollars (\$48,500.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, for CWABS, Inc. Asset-Backed Certificates, Series 2006-3, 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 Rudolph LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Bishop Creek Townhouses, 1st Addition as recorded in Map Book 13, Page 8, in the Probate Office of Shelby County, Alabama; being situated in 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. 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. 20091112000422810, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
23rd day of April, 2010.

The Bank of New York Mellon f/k/a The Bank of New
York, as Trustee, for CWABS, Inc. Asset-Backed
Certificates, Series 2006-3
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By:

Bobbi Laughlin
Its Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS

Deed Tax : \$48.50

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 f/k/a The Bank of New York, as Trustee, for CWABS, Inc.
Asset-Backed Certificates, Series 2006-3, 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 23rd day of April, 2010.

Walid M. Mouneimne
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2009-004139

