

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Rudulph LLC

#3 Office Park Circle, Swite 107 318mingham, At 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 Rudulph LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

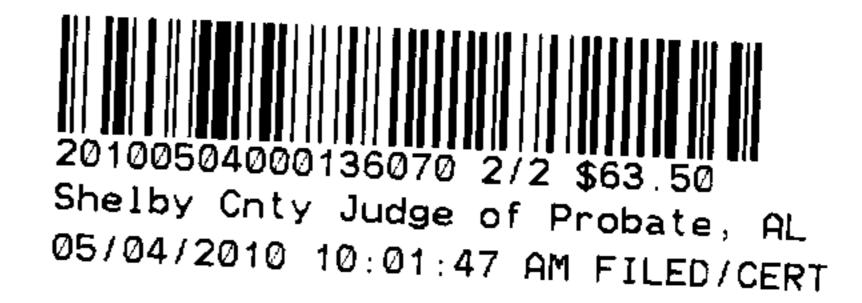
Lot 7, according to the Survey of Bishop Creek Townhouses, 1st Addition as recorded in Map Book 13, Page 8, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

## Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 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.



\$48.50

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 Serwicing, LP fka Countrywide Home

Loans Servicing LP, as Attorney in Fact

Its Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS			
	Deed	Tax	:
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.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-004139

