

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

Send Tax Notice to:
Gerald Adams
Ginger Adams

*3570 Deepfield Drive
Hoover, AL 35226*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred forty-five thousand and 00/100 Dollars (\$345,000.00) to the undersigned, The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, 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 Gerald Adams, and Ginger Adams, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 112, according to the Map and Survey of Greystone 1st Sector, Phase I, as recorded in Map Book 14, Page 91 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and right-of-ways of record.

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. Restrictive covenants as set forth in Real 316, Page 239 and amended in Real 319, Page 238, and amended in Real 336, Page 281; Real 346, Page 942 and Real 317, Page 260.
4. Restrictions and conditions as set forth in Real 320, Page 729 and amended in Real 324, Page 993.
5. Restrictive covenants as set forth in Real 314, Page 506.
6. Restrictions, conditions and exceptions and amended Misc. Record 15, Page 840 and amended Misc. Record 15, Page 844 as set forth in Misc. Record 12, Page 852 and Misc. Record 12, Page 845 and further amended by Real 265, Page 96.
7. Non-exclusive easement as set forth in Real 317, Page 260 and amended in Real 319, Page 235.
8. Reciprocal easement agreement as set forth in Real 312, Page 274 and amended in Real 317, Page 253.
9. Right of way to Shelby County, Alabama as set forth in Deed Book 301, Page 799.
10. Right of way to Alabama Power Company as set forth in Deed Book 109, Page 500.
11. Covenants and agreements for water service as set forth in Real 235, Page 574.
12. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, Page 505; Deed Book 112, Page 517 and Deed Book 305, Page 637.
13. Memorandum of ground lease as set forth in Real 312, page 268.
14. Non-disturbance and attornment agreement as set forth in Real 312, Page 306.
15. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed book 4, Page 486; Deed Book 121, Page 294; Deed Book 51, Page 544 and Deed Book 60, Page 260, in the Probate Office of Shelby County, Alabama.
16. 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. , in the Probate Office of Shelby County, Alabama.

Shelby County, AL 05/24/2010

State of Alabama

Deed Tax : \$345.00

2009-004514* *SWD



20100524000164500 1/2 \$359.00
Shelby Cnty Judge of Probate, AL
05/24/2010 02:07:16 PM 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of May, 2010.

The Bank of New York, as Trustee for the Certificateholders
CWMBS, Inc. CHL Mortgage Pass-through Trust 2006-16
Mortgage Pass-Through Certificates, Series 2006-16 N/K/A
Bank of New York Mellon, its successors and assigns. (Subject to
B-1-11)

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, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-through Trust 2006-16
Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, its successors
and assigns. (Subject to B-1-11), 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 10 day of May, 2010.

Maria E. Castillo
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-004514



20100524000164500 2/2 \$359.00
Shelby Cnty Judge of Probate, AL
05/24/2010 02:07:16 PM FILED/CERT

