

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

Send Tax Notice to:
James E. Breckenridge

5050 Indian Valley Road
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-eight thousand and 00/100 Dollars (\$38,000.00) 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 2006-11, 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 E. Breckenridge, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, Block 2, according to the Map of Meadow Green Subdivision, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

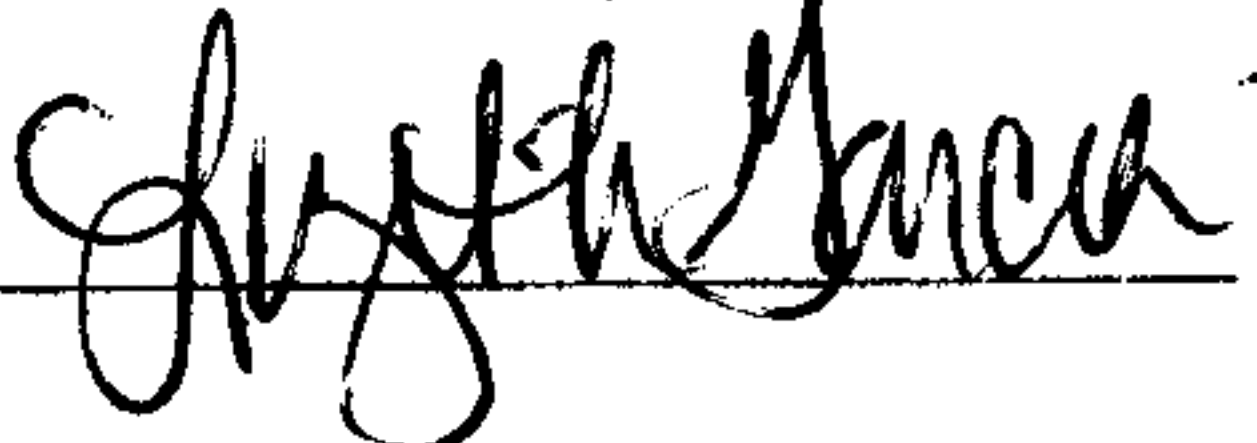
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictions as shown on recorded plat.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100322000083110, 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
28 day of June, 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 2006-11
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By: 

Its Lizeth Garcia, Asst Secretary

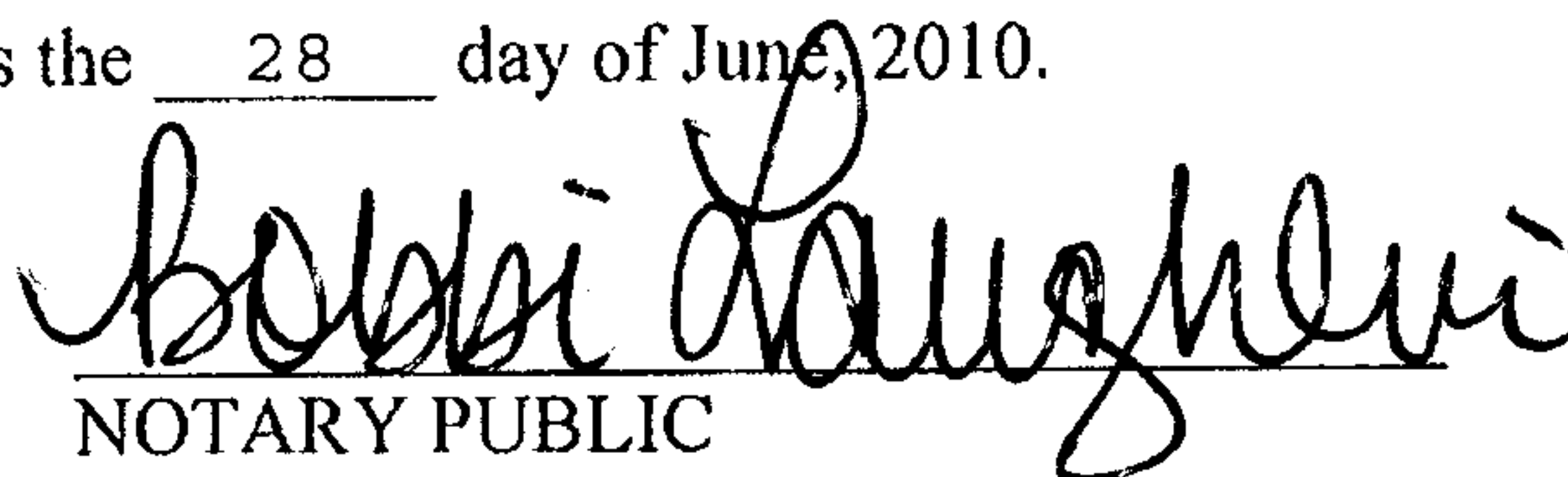
STATE OF Texas

Deed Tax : \$38.00

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 Mellon fka The Bank of New York, as Trustee for the Certificate
Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-11, 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 28 day of June, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-001690

