



20100721000232130 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
07/21/2010 10:56:30 AM FILED/CERT

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

Send Tax Notice to:
Yumato Y. Kelley

*P.O. Box 266
Vincent, AL 35170*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten thousand and 00/100 Dollars (\$10,000.00) 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 2007-10, 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 Yumato Y. Kelley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama to wit:

Starting at the Southwest corner of the Southwest quarter of southwest quarter of Section 28, Township 18, Range 2 East; running North 452 feet to Highway Shelby 25; then East along highway 25 Eastward 773 feet; thence in a South direction 175.6 feet; thence in a Westward along section line a distance of 654 feet to the point of beginning, situated in Shelby County, Alabama. This land being in Shelby County, Section 28, Township 18, Range 2 East.

Less and Except: All of Section 28, Township 18 South, Range 2 East, Shelby County Alabama lying South of Alabama Highway #25 and West of Alabama Power Company's transmission line, more or less in the Southwest corner of said Section 28, and described more particularly as follows: Section 28, and described more particularly as follows: Begin at the Southwest corner of said Section 28, thence run East along the South line of said Section a distance of 246 feet to the centerline of said Alabama Power Company's transmission line, thence run North 30 degrees West along said centerline to the Southern right of way of Alabama Highway # 25, thence run Northwesterly along said highway to the West line of Section 28, thence run South along the West line of Section 28 a distance of 452 feet to the point of beginning.

Also a 30 foot right of way with rights of ingress and egress from said property to the public road.

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. 30 Foot right of way with rights of ingress and egress as recorded in Instrument No. 2005-33482
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. 20090810000306890, 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.





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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 7 day of July, 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 2007-10

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

By: [Signature]

Its Hannica McShan, 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 Hannica McShan, 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 2007-10, 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 7 day of July, 2010.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002809

Shelby County, AL 07/21/2010

State of Alabama

Deed Tax : \$10.00

