

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

Send Tax Notice to:
Euple D. Ballard

*383 Old Cahaba Trail
Helena, AL 35080*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-one thousand and 00/100 Dollars (\$131,000.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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 Euple D. Ballard, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 721, according to the survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of 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. 20100122000022050, in the Probate Office of Shelby County, Alabama.

\$ 127,250.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 08/19/2010
State of Alabama
Deed Tax : \$4.00

2010-000499 *SWD*

10-0417

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

The Bank of New York Mellon f/k/a The Bank of New
York, as Trustee for the Certificate Holders CWABS, Inc.
Asset-Backed Certificates, Series 2004-12
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By: Maria E Castillo
Its Assistant Secretary



STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Maria E Castillo, 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 the Certificate
Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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.

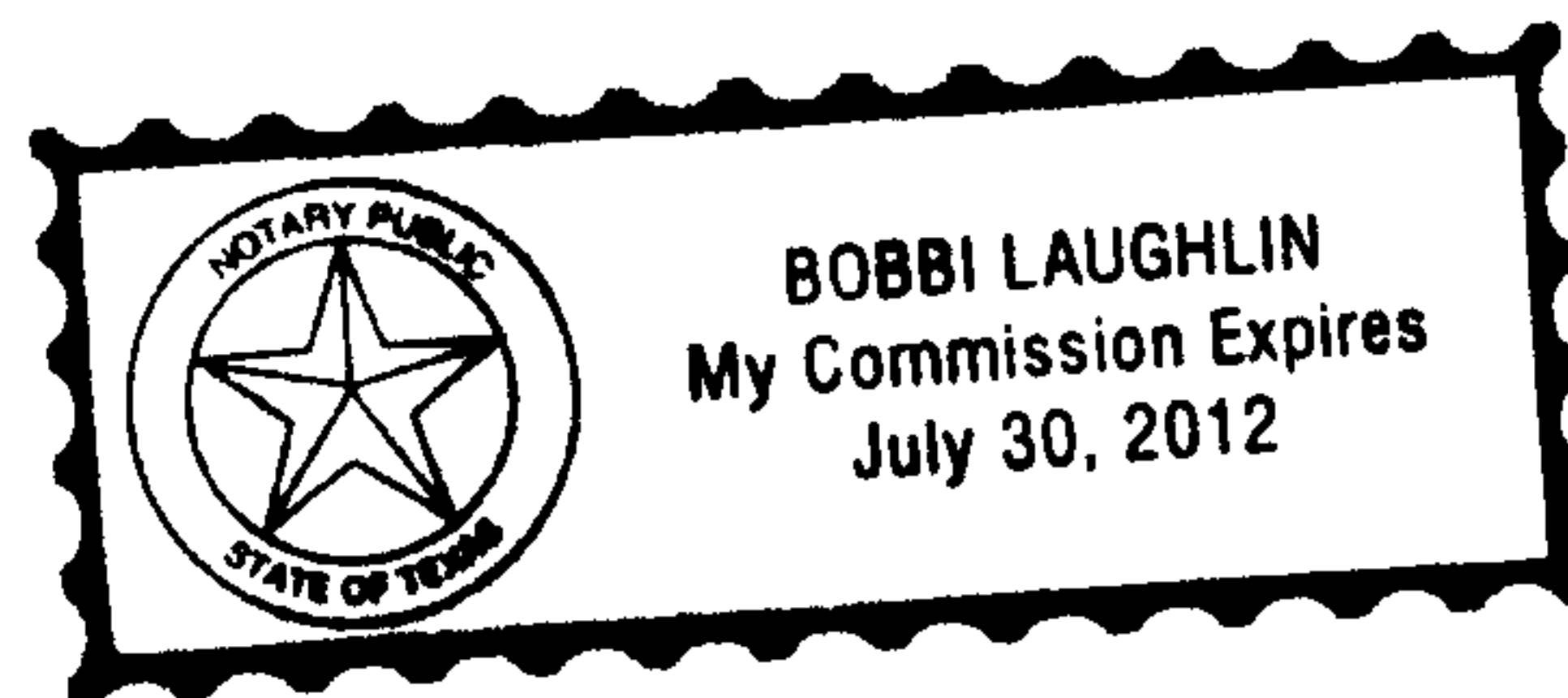
Given under my hand and official seal, this the 23 day of June, 2010.

Bobbi Laughlin
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-000499



20100819000267190 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/19/2010 03:18:44 PM FILED/CERT