

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

Send Tax Notice to:
James D. Yager

*217 Cedar Meadow
Morgent, AL 35114*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-eight thousand and 00/100 Dollars (\$128,000.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York as Successor JPMorgan Chase Bank, N.A. as Indenture Trustee on behalf of the Certificate Holders, CWHEQ Revolving Home Equity Loan Trust Series 2006-A, 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 D. Yager, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the plat of Cedar Meadows, also a Resurvey of Lot 6, Block 1, of Mountainview Estates, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Document Number 20050317000119380.

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. Restrictive covenants recorded in Book 191, Page 221 and Instrument No. 20050913000475280.
4. Transmission line to Alabama Power Company recorded in Book 134, Page 360; Book 134, Page 363; Book 198, Page 495; Book 324, Page 204 and Book 228, Page 7.
5. Right of way granted to Shelby County recorded in Book 155, Page 549.
6. Mineral and mining rights recorded in Book 70, Page 88.
7. Notes, easements and building lines as shown on recorded map.
8. 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. 20091222000467140, in the Probate Office of Shelby County, Alabama.

\$ 102,400.00 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 : \$26.00

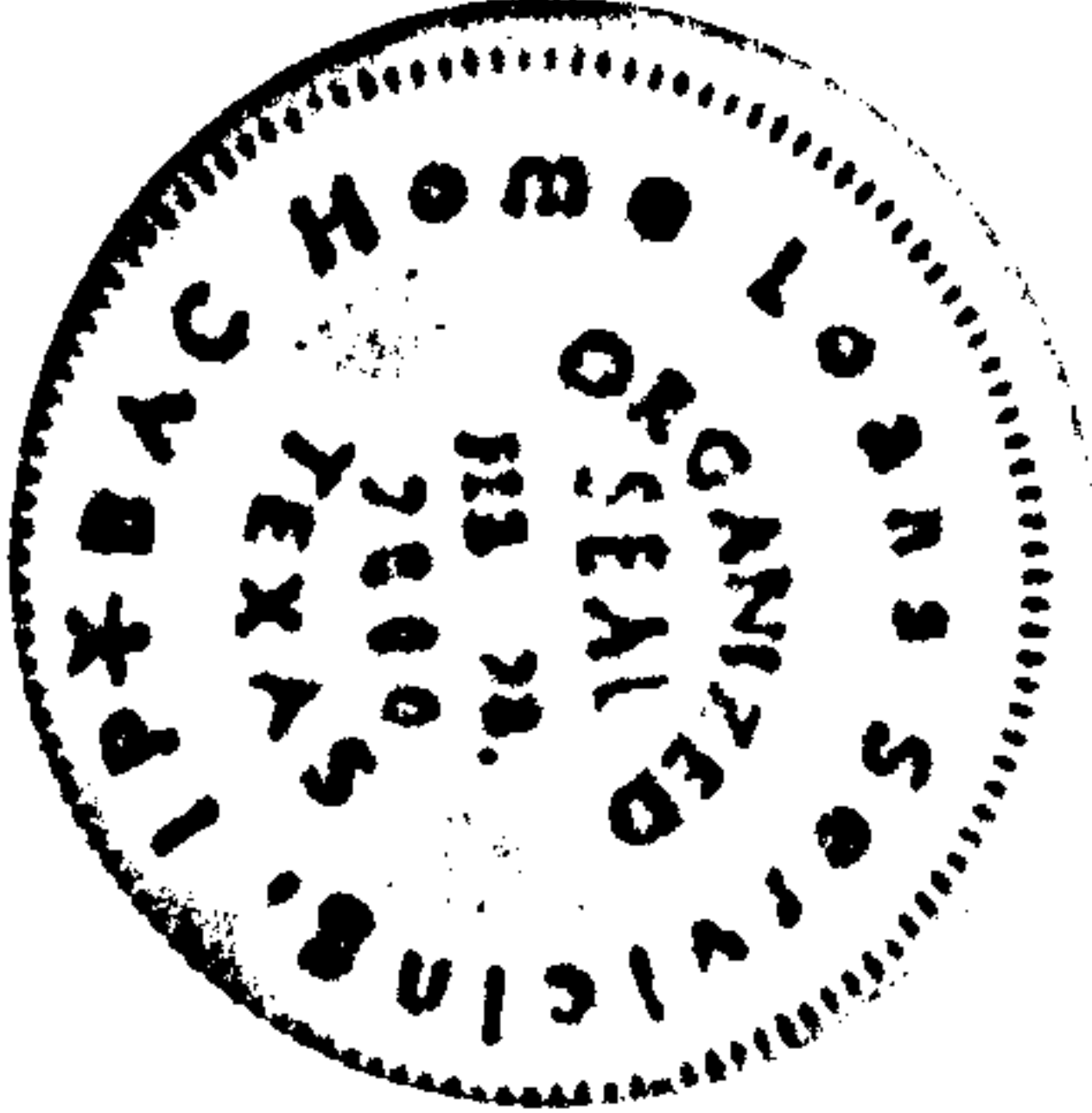
2010-000353 *SWD*

10-0404



20100819000267420 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
08/19/2010 03:24:19 PM FILED/CERT

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



The Bank of New York Mellon FKA The Bank of New York as
Successor JPMorgan Chase Bank, N.A. as Indenture Trustee on
behalf of the Certificate Holders, CWHEQ Revolving Home
Equity Loan Trust Series 2006-A
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By: Leslie Johnson
Leslie Johnson
Its Assistant Secretary

STATE OF California

COUNTY OF Ventura

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Leslie Johnson, 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 FKA The Bank of New York as Successor JPMorgan Chase Bank, N.A. as Indenture
Trustee on behalf of the Certificate Holders, CWHEQ Revolving Home Equity Loan Trust Series 2006-A,
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 6th day of July, 2010.

Doreen Korven
NOTARY PUBLIC Doreen Korven
My Commission expires: March 8, 2012
AFFIX SEAL

2010-000353

