

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

Send Tax Notice to:

Kathryn L. Jones  
*334 Saint Charles Way*  
*Helena, AL 35080*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-five thousand and 00/100 Dollars (\$95,000.00) 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 2005-14, 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 Kathryn L. Jones, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of St. Charles Place, Magnolia Park, Phase 3, Sector 4, as recorded in Map Book 22, page 144, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 133 Page 55; Book 130, Page 166 and Book 138, Page 217.
4. Easement/right-of-way to Southern Natural Gas Corp. as recorded in Book 90 Page 336.
5. Easements, building lines and restrictions as shown on recorded map
6. Restrictions and covenants appearing of record in Instrument No. 1997-24871
7. 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. 20090812000310380, in the Probate Office of Shelby County, Alabama.

\$ 82,000<sup>00</sup> 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 09/17/2010  
State of Alabama  
Deed Tax : \$13.00

10-0324



20100917000305740 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/17/2010 12:57:56 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of May, 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 2005-14

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

By:

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 2005-14, 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 11 day of May, 2010.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-002819

