

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

Send Tax Notice to:  
Jonathan Serviss  
Casic Serviss  
250 Ivy Hills Circle  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-three thousand and 00/100 Dollars (\$93,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jonathan Serviss, and Casie Serviss, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 104, according to the plat of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lot 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 114, Page 193; Book 144, Page 196 and Instrument #20050815000418520 in the Probate Office of Shelby County, Alabama.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, if any (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded 20051104000574530.
5. Easement/Right of Way granted to Alabama Power Company in Deed book 121, Page 464; Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Jefferson County, Alabama.
6. 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. 20091222000467200, in the Probate Office of Shelby County, Alabama.

\$ 93,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

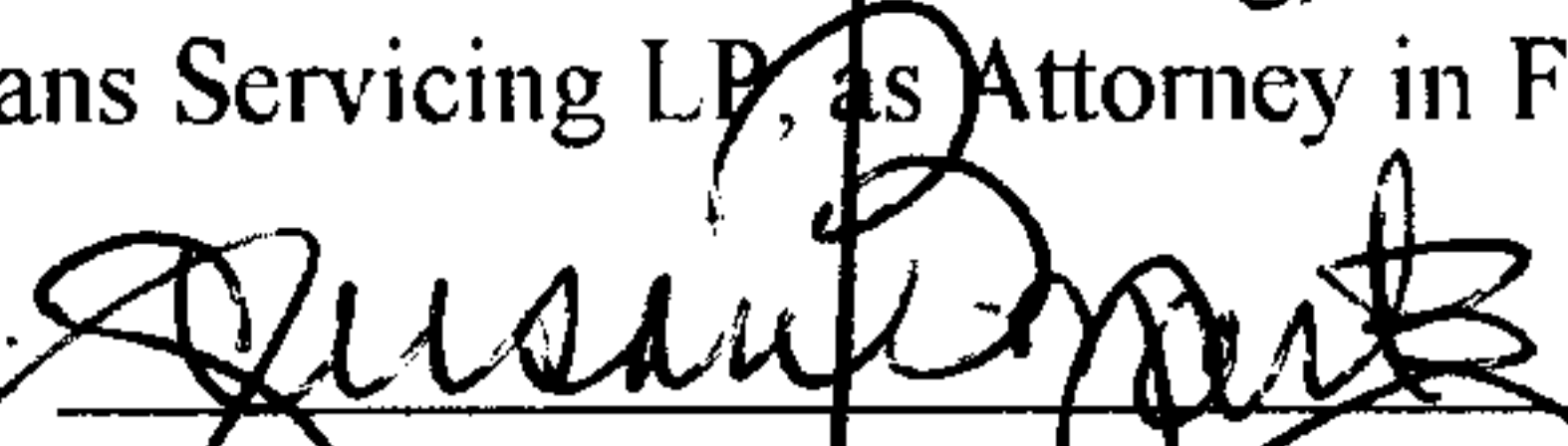
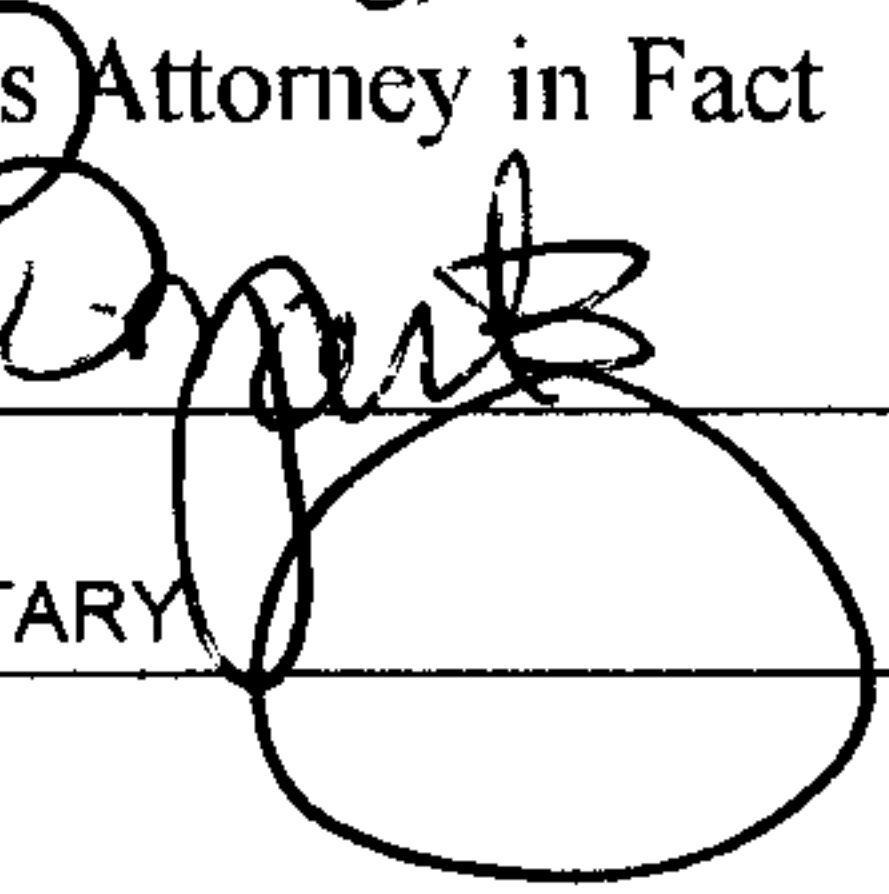


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of SEPTEMBER, 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:   
SUSAN BOGARTZ  
Its   
ASSISTANT SECRETARY

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ 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 \_\_\_\_\_ day of August, 2010.

*see attached*

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA



20101108000374020 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/08/2010 02:00:41 PM FILED/CERT

On Sept. 3, 2010 before me, PATRICIA J. RUBEL, NOTARY PUBLIC  
(Here insert name and title of the officer)

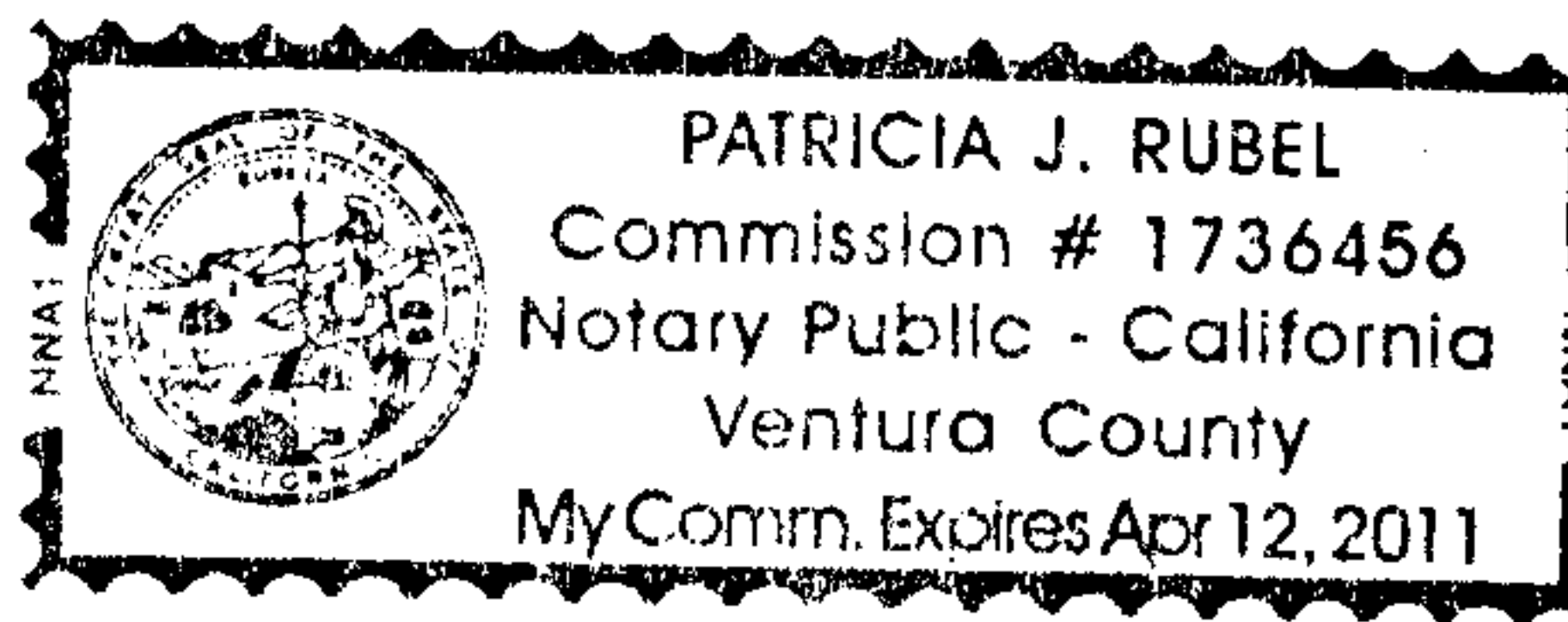
personally appeared Susan Bogarty

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia J. Rubel  
Signature of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 09/03/10

250 Jay Hill  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☒ Corporate Officer

Asst. Sec.  
(Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document