

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

Send Tax Notice to:
Western Properties, LLC

3360 Davey Allison Blvd
Hueytown, AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-six thousand and 00/100 Dollars (\$46,000.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS 2005-BC3, 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 Western Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, 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 Grantee herein assume and agree to pay.
3. Building setback line of 30 feet reserved from King James Drive as shown by plat.
4. Public easements as shown by recorded plat, including a 15 foot thorough the lot and a 7.5 foot along the Northerly side of lot.
5. Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1996-8861 and Real 181, Page 202 in Probate Office.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 225, Page 224 and Deed 55, Page 454 in Probate Office.
7. Right(s)-of-Way(s) granted to South Central Bell and Alabama Power Company by instrument(s) recorded in Deed 285, Page 253 in Probate Office.
8. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 109, Page 882 in Probate Office.
9. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 20, Page 247 and re-recorded in Real 48, Page 65; Real 59, Page 380 and Real 99, Page 520 in Probate Office.



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Shelby Cnty Judge of Probate, AL
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10. Agreement with Alabama Power Company as to underground cables recorded in Real 12, Page 549 and covenants pertaining thereto recorded in Real 12, Page 548 in Probate Office.
11. Easement(s) to W.T. Boothe Construction Co., Inc. as shown by instrument recorded in Real 152, Page 505 in Probate Office.
12. 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. 20100218000048740, 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.

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
15 day of December, 2010.

The Bank of New York Mellon fka The Bank of New York
as Trustee for the Certificateholders of CWABS 2005-BC3
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 Certificateholders
of CWABS 2005-BC3, 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 15 day of December, 2010.

[Signature]

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-000996

