

20110919000275920 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
09/19/2011 10:35:59 AM FILED/CERT

Shelby County, AL 09/19/2011
State of Alabama
Deed Tax: \$4.50

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

Send Tax Notice to:
Kess L. Cottingham
Jennifer W. Cottingham
328 Lane park Tr.
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy thousand and 00/100 Dollars (\$170,000.00) 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 2005-14, a corporation, by Bank of America, N.A., successor by merger to BAC 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 Kess L. Cottingham, and Jennifer W. Cottingham, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 548, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama; being situated in 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. Restrictive Covenants recorded in Book 1996, Page 37928.
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. 20110421000122100, in the Probate Office of Shelby County, Alabama.

\$ 165,690⁰⁰ 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
26 day of August, 2011.

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 2005-14
By Bank of America, N.A., successor by merger to BAC
Home Loans Servicing, LP, as Attorney in Fact

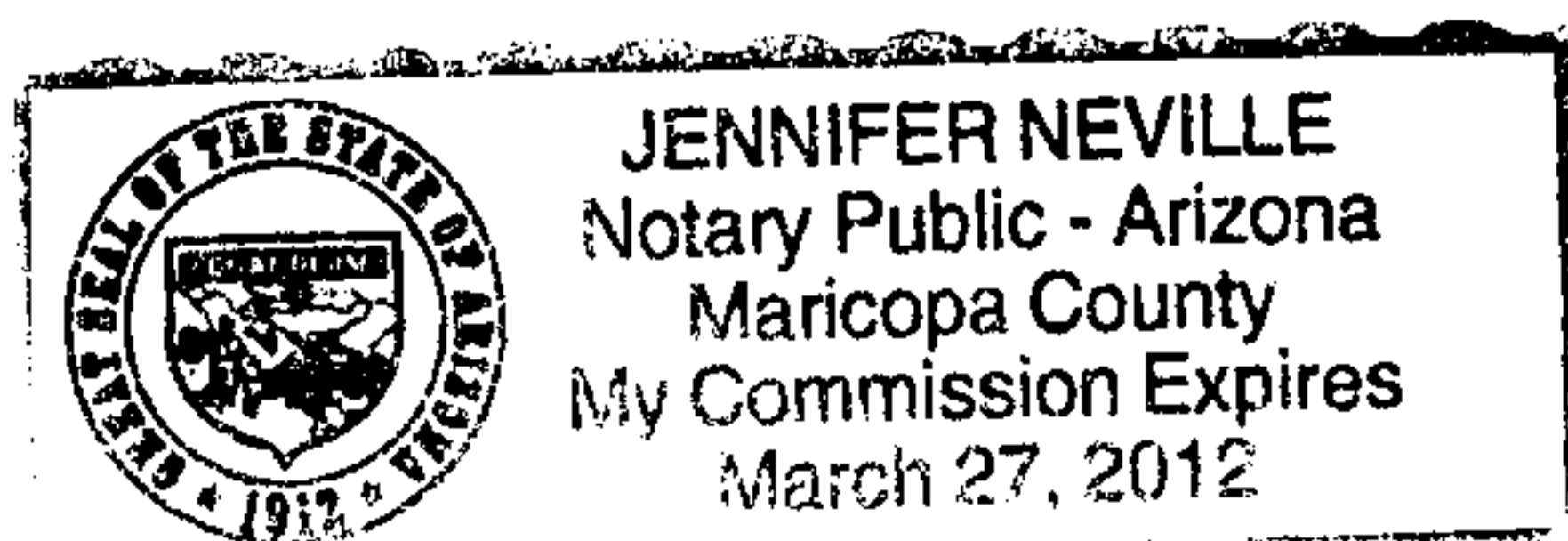
By: _____
Janet Lynn Helms, Asst Vice President
Its _____

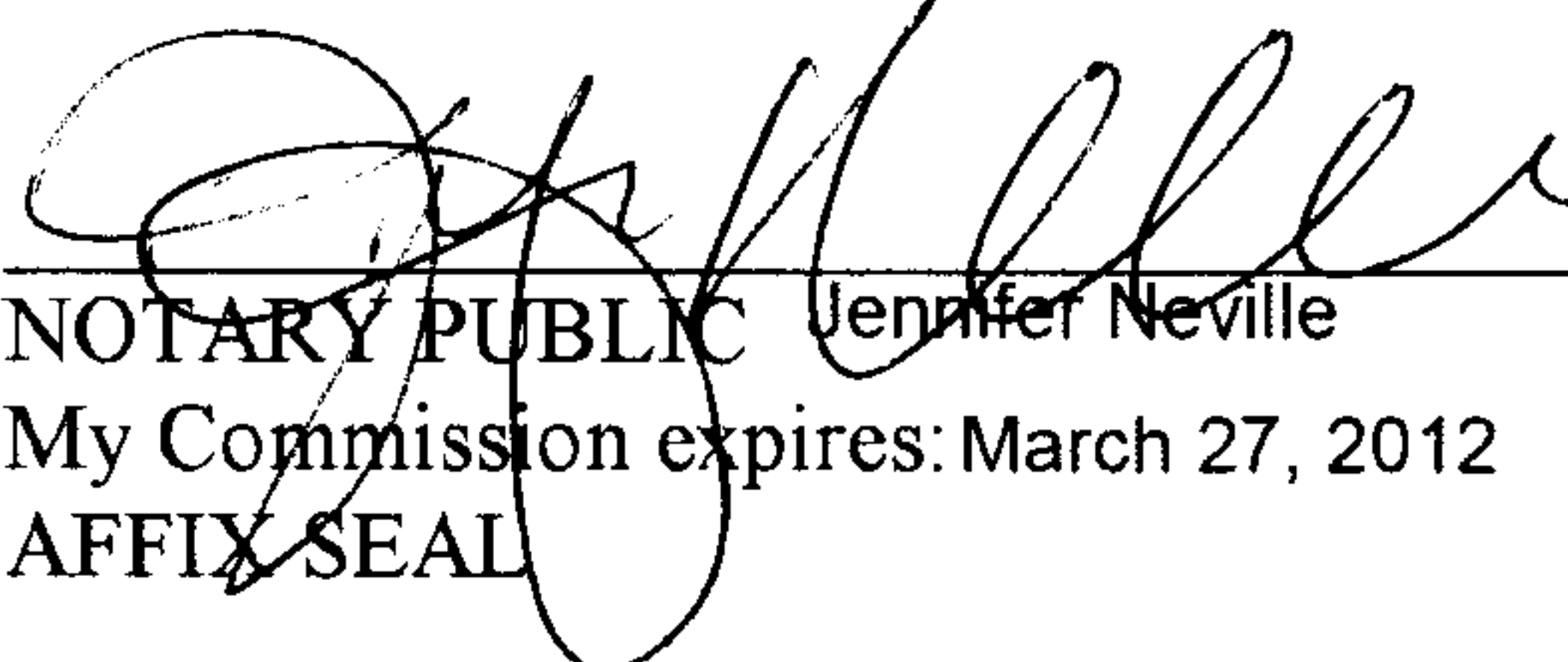
STATE OF az

COUNTY OF maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Janet Lynn Helms, whose name as Asst Vice President of Bank of
America, N.A., successor by merger to BAC 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 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 26 day of August, 2011.




NOTARY PUBLIC Jennifer Neville
My Commission expires: March 27, 2012
AFFIX SEAL

2011-001718