

20120222000063110 1/1 \$57.00
Shelby Cnty Judge of Probate, AL
02/22/2012 01:29:53 PM FILED/CERT

Shelby County, AL 02/22/2012
State of Alabama
Deed Tax: \$45.00

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

Send Tax Notice to:
J & L Properties, L.L.C.

P.O. Box 1205
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF AZ
Maricopa

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-five thousand and 00/100 Dollars (\$45,000.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, a corporation, by Bank of America, N.A., successor by merger to BAC Home Loans 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 J & L Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9 and the East 25 feet of Lot 10, in Block 274, according to Dunstan's Map of the Town of Calera, Alabama. Subject to an easement of ingress and egress described as follows: Commence at the Southwest corner of Lot 10, Block 274, Dunstan's map of Calera; thence run East along the South line of said Lot 10 for a distance of 50.23 feet to a point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 3.01 feet; thence turn an angle to the left of 94 degrees 45 minutes 23 seconds and run North for a distance of 85.25 feet; thence turn an angle to the left of 90 degrees and run West for a distance of 3.00 feet; thence turn an angle to the left of 90 degrees and run South for a distance of 85.00 feet to the point of beginning. 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 Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines, if any, of record.
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. 20110401000101920, in the Probate Office of Shelby County, Alabama.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

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 25th day of January, 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12
By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact

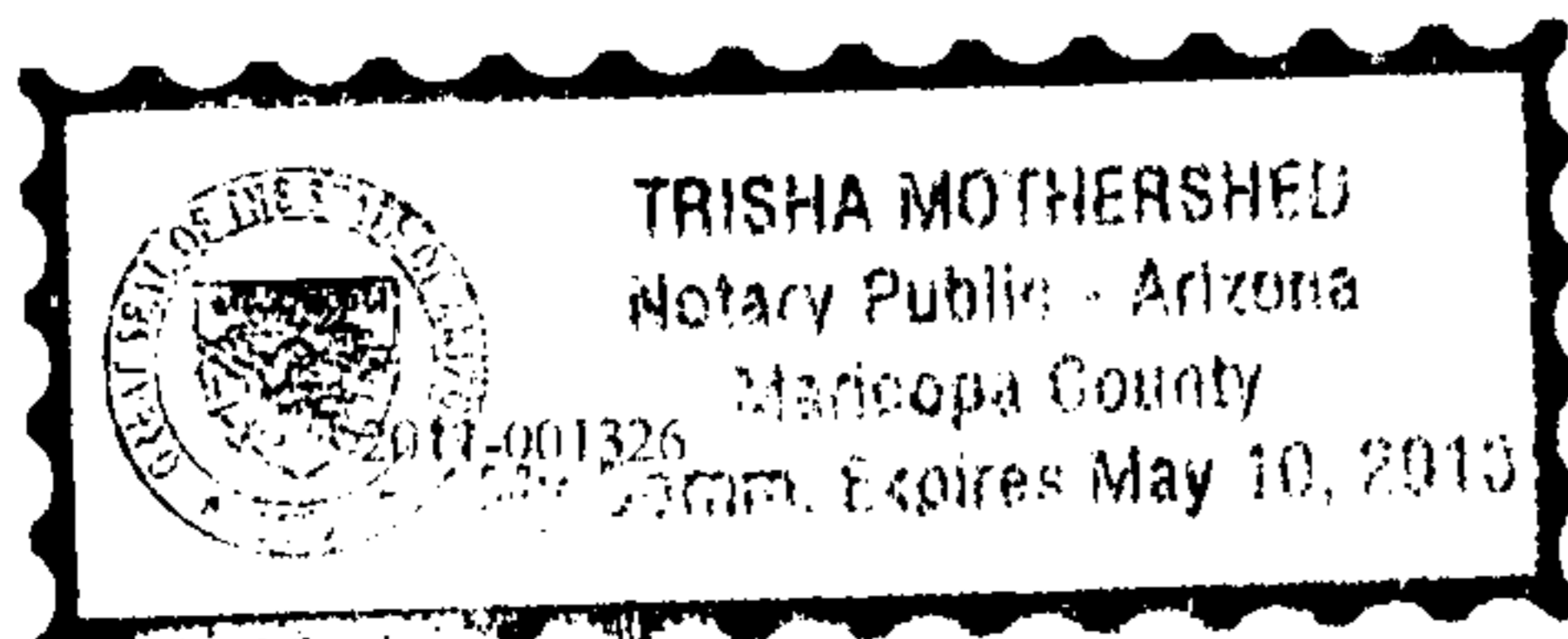
By

Its Shanda Kreuzer, Assistant Vice President

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shanda Kreuzer, whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, 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 25th day of January, 2012.



NOTARY PUBLIC
My Commission expires: 5/10/13
AFFIX SEAL.

