

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

Send Tax Notice to:
Cynthia F. Tippet

*304 Savannah Club Dr.
Catered Apr 35040*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-nine thousand and 00/100 Dollars (\$139,000.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14, 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 Cynthia F. Tippet, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 327, according to the Survey of Savannah Pointe, Sector 1, Phase 1, as recorded in Map Book 25, Page 114, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Vol. 171 page 279.
4. Easement/right-of-way to Southern Natural Gas as recorded in Vol. 90 page 447.
5. Restrictive covenant as recorded in Inst. 1999-25577 and Inst. 2000-1702.
6. Mineral and mining rights excepted.
7. Restrictions as shown on recorded plat.

\$ 141,336.00 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 Grantee, his/her heirs and assigns, forever.





20120417000131270 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/17/2012 01:40:21 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
12 day of March, 2012.

The Bank of New York Mellon FKA The Bank of New
York, as Trustee for the Certificateholders of the CWABS,
Inc., Assset-Backed Certificates, Series 2006-14
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: 

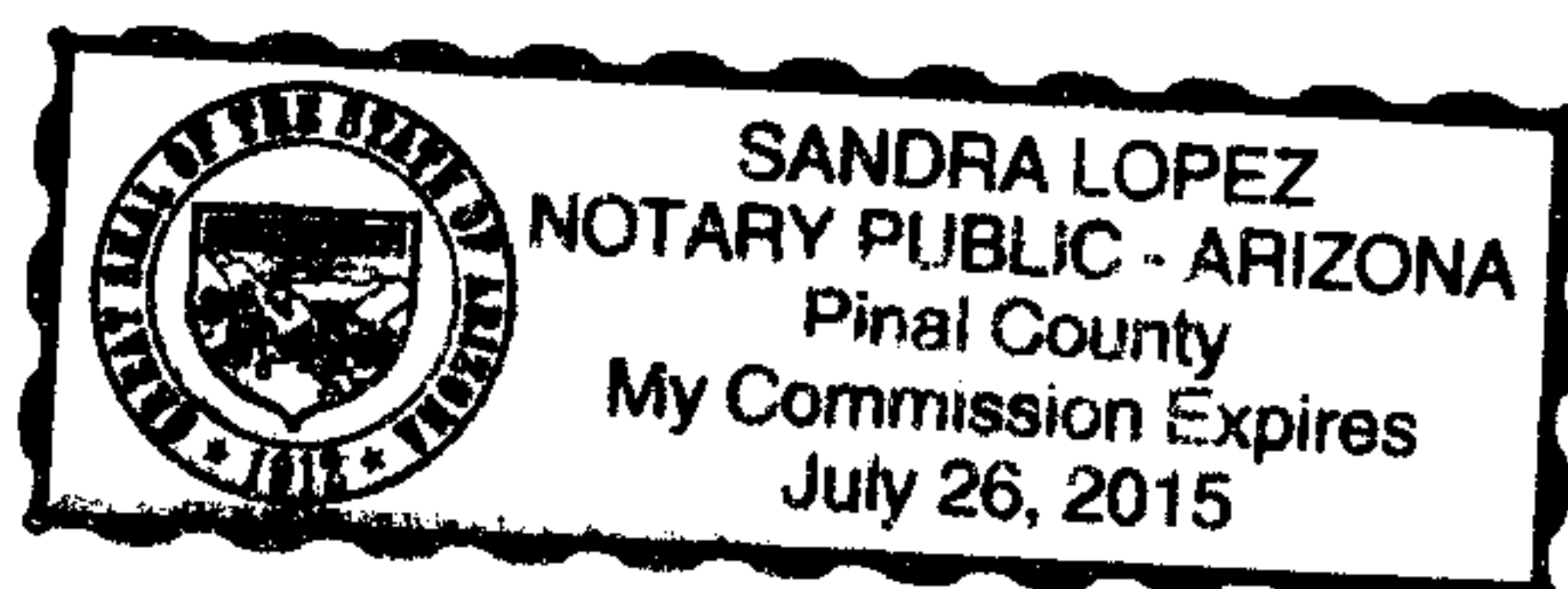
Its Lupe Zapata, Assistant Vice President

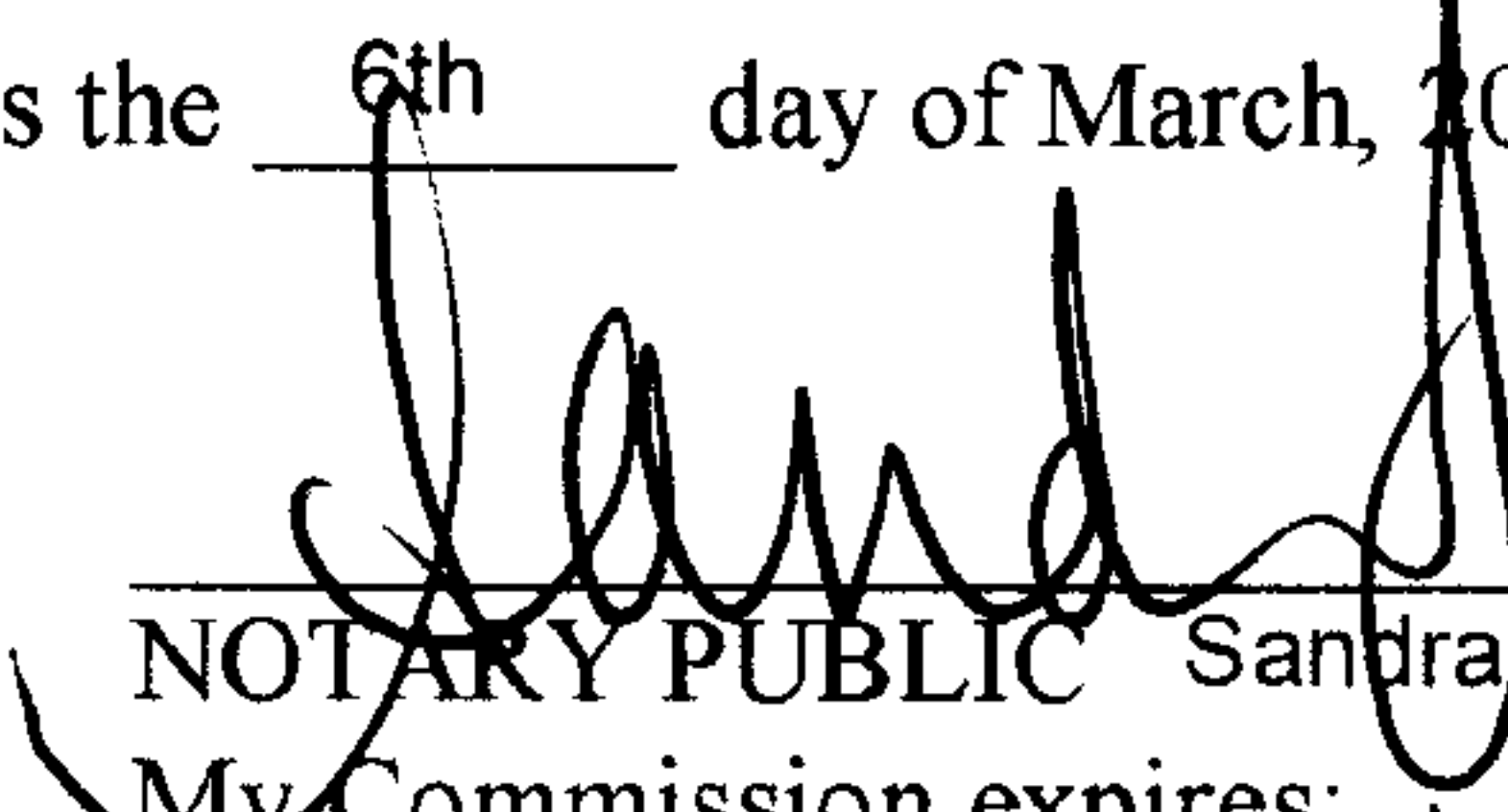
STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Lupe Zapata, whose name as Assistant Vice President 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 FKA The
Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Assset-Backed
Certificates, Series 2006-14, 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 6th day of March, 2012.




NOTARY PUBLIC Sandra Lopez
My Commission expires: July 26, 2015
AFFIX SEAL

2011-004982