


SPECIAL WARRANTY DEED		
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$143,000.00		
SOURCE OF TITLE:		<div>THIS INSTRUMENT WAS PREPARED BY William T. Schill, Esq. 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050</div> <div> 20120606000198990 1/3 \$22.00 Shelby Cnty Judge of Probate, AL 06/06/2012 12:57:21 PM FILED/CERT</div>
BOOK: _____ PAGE: _____ # 20111222 000387820		
126240AL		
ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher C. Pitts		
SEND TAX BILLS TO: Christopher C. Pitts		MAP-PARCEL NUMBERS 13-7-26-1-003.058.000
(NAME) 101 King Charles Lane		(NAME)
(ADDRESS) Alabaster, AL 35007		(ADDRESS)
Alabaster (CITY)	AL (STATE)	35007 (ZIP)
(CITY)	(STATE)	(ZIP)

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26**, said grantor does hereby grant, bargain, sell, and convey unto **Christopher C. Pitts**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit. **4 Single**

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	<input type="checkbox"/>				
This is improved	<input checked="" type="checkbox"/>	property, known as	101 King Charles Lane	Alabaster	35007
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Christopher C. Pitts**, and his ssigns, forever.

Said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26**, has executed this deed this 10th day of April, 20 12.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26


By: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, it's Attorney in Fact**

Name: Cory Klapperich

Title: Assistant Vice President

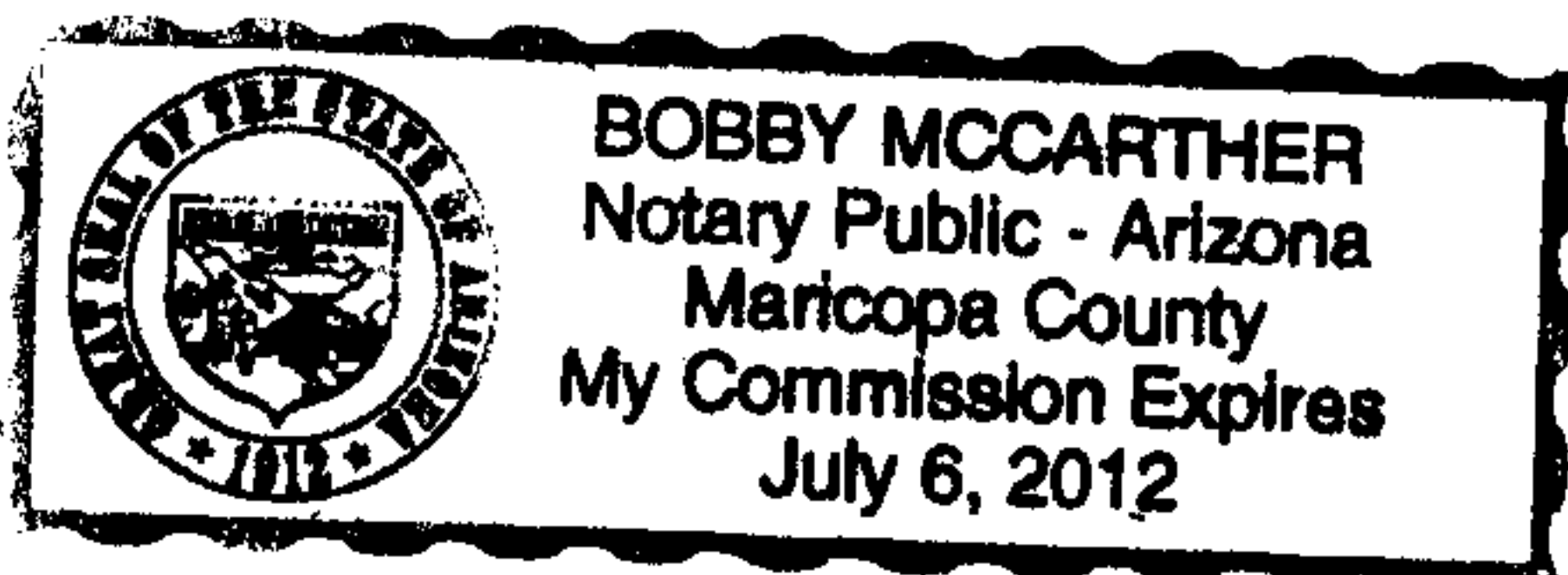
STATE OF ARIZONA

COUNTY OF MARICOPA


20120606000198990 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Cory Klapperich, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Vice President of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP**, the Attorney-in-Fact of said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book , Page , or in Instrument Number 20120606000198990 of record in Registers Office for **Shelby County, Alabama**.

Witness my hand and Notarial Seal this 10th day of April, 20 12.



Bobby McCarther
Bobby McCarther Notary Public

My Commission expires: 07/06/12

RETURN TO:

Resource Title Gulf States-Alabama, LLC
7100 E Pleasant Valley Rd #100
Independence, OH 44131

126240AL

Property: 101 King Charles Lane,
Alabaster, AL 35007


Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 126240AL
Independence, Ohio **44131**

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama being Situated in Shelby County, Alabama.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-26, by Foreclosure Deed, from AMN Auctioneering, LLC, Aaron Nelson, Member, dated December 19, 2011, and recorded December 22, 2011, in Instrument No. 20111222000387820, said Probate Court, Shelby County, Alabama.


20120606000198990 3/3 \$22.00
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