

Sales \$74,300



20120625000223610 1/3 \$94.50
Shelby Cnty Judge of Probate, AL
06/25/2012 01:47:32 PM FILED/CERT

PREPARED BY:
PIERCE LEDYARD, P.C.
GOODMAN G. LEDYARD
POST OFFICE BOX 161389
MOBILE, AL 36616

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF NEW YORK
MELLON, FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATES HOLDERS OF THE
CWABS, INC., ASSET BACK CERTIFICATES, SERIES 2006-21, the Grantor, for and in
consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and
valuable consideration hereby acknowledged to have been paid to Grantor by DAVID
JOHNSON and VICTOR JOHNSON the Grantees, does, subject to the exceptions, reservations
and matters hereinafter set forth, hereby GRANT, BARGAIN, SELL and CONVEY unto the said
Grantees, as tenants in common, with equal interests for the period or term that said Grantees
shall both survive, and unto the survivor of said Grantees at the death of the other, the following
described real property situate in the County of Shelby, State of Alabama, to-wit:

Lot 12, according to the survey of Berryhill, 3rd Sector, as recorded in Map Book
16, Page 28, 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.**

LESS AND EXCEPTING THEREFROM such oil, gas and other minerals in, on and under the above described real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO THE FOLLOWING:

1. The lien for taxes hereafter falling due;
2. All building setback lines and restrictive covenants and easements of record;
3. Any and 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. 20111128000357070 of the records in the Office of the Judge of Probate, Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, during the period or term they shall both survive, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, in fee simple, forever.


IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this the

15th day of June, 2012.

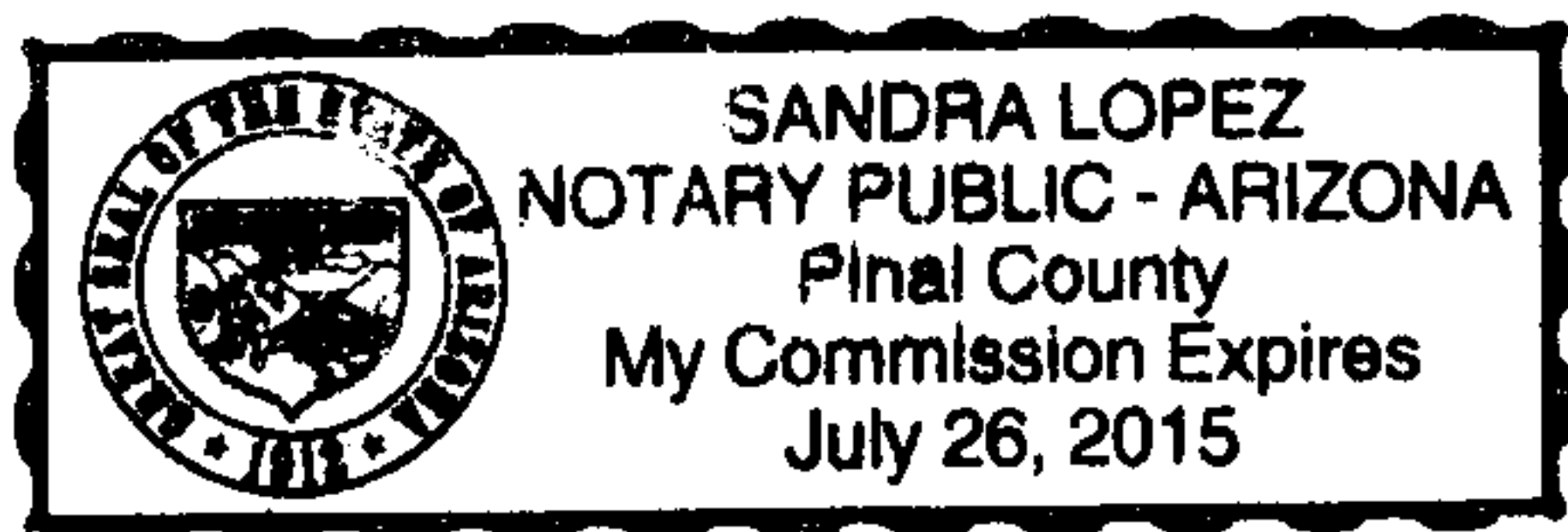
THE BANK OF NEW YORK MELLON, FKA THE
BANK OF NEW YORK NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE FOR THE
BENEFIT OF THE CERTIFICATES HOLDERS OF THE
CWABS, INC., ASSET BACK CERTIFICATES, SERIES
2006-21 BY BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP, FKA
COUNTRYWIDE HOME LOANS SERVICING, LP, AS
ATTORNEY IN FACT

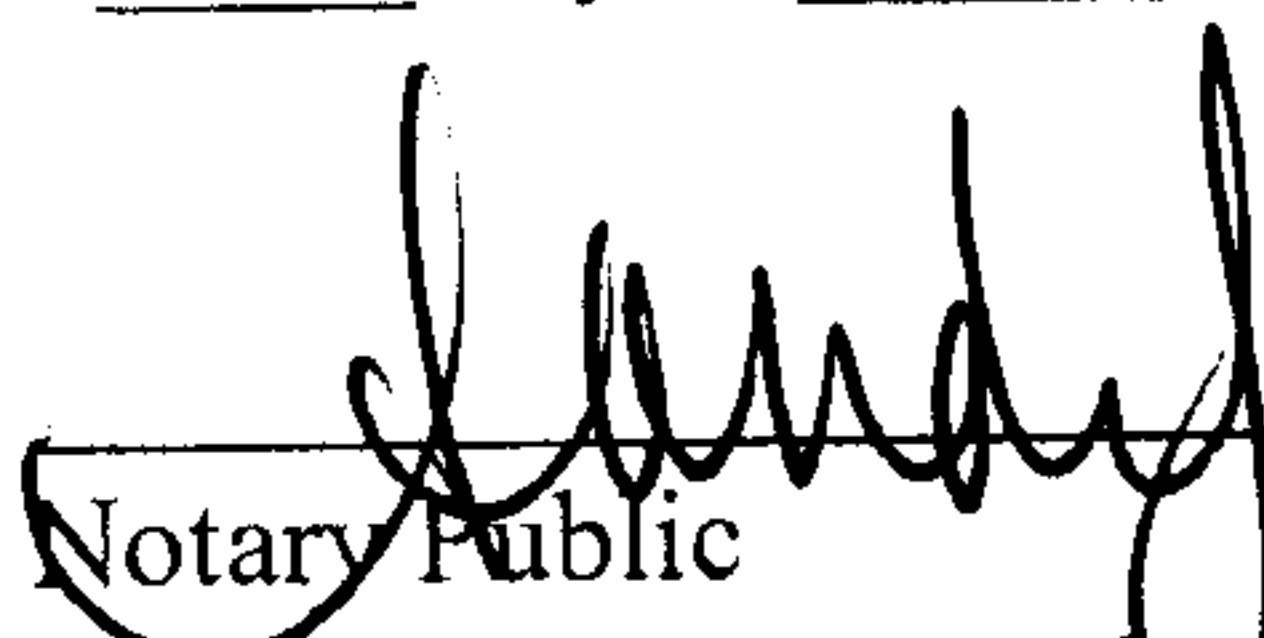
By: 
As its Jessica Yetton, AVP

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that
Jessica Yetton as AVP of BANK OF AMERICA,
N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME
LOANS SERVICING, LP, whose name as Attorney in Fact for THE BANK OF NEW YORK
MELLON, FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATES HOLDERS OF THE
CWABS, INC., ASSET BACK CERTIFICATES, SERIES 2006-21, is signed to the foregoing
instrument, and who is known to me, acknowledged before me this day that, being informed of
the contents of said instrument, he/she, as such officer, executed the same voluntarily on the day
the same bears date for and as the act of said corporation, in its capacity as such Attorney-in-Fact.

Given under my hand and seal this the 15th day of June, 2012.




Notary Public Sandra Lopez
My Commission expires July 26, 2015

Grantees' address:

313 12th Street SW
Alabaster, AL 35007