

20120706000239180 1/3 \$119.00  
Shelby Cnty Judge of Probate, AL  
07/06/2012 01:33:16 PM FILED/CERT

|                                                             |            |                                 |                       |
|-------------------------------------------------------------|------------|---------------------------------|-----------------------|
| SPECIAL WARRANTY DEED                                       |            |                                 |                       |
| THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$101,000.00 |            |                                 |                       |
| SOURCE OF TITLE:                                            |            | THIS INSTRUMENT WAS PREPARED BY |                       |
| BOOK: 20120402                                              |            | William T. Schill, Esq.         |                       |
| PAGE: 00011170                                              |            | 7100 E. Pleasant Valley Road    |                       |
|                                                             |            | Suite 100                       |                       |
|                                                             |            | Independence, OH 44131          |                       |
|                                                             |            | 216-520-0050                    |                       |
| 126248AL                                                    |            |                                 |                       |
| ADDRESS NEW OWNER(S) AS FOLLOWS:                            |            | SEND TAX BILLS TO:              | MAP-PARCEL NUMBERS    |
| Charles Clark                                               |            | Charles Clark                   | 13 6 23 1 006 017.000 |
| (NAME)                                                      |            | (NAME)                          |                       |
| 108 Stonehaven Drive                                        |            | 3550 Attroun Drive              |                       |
| (ADDRESS)                                                   |            | (ADDRESS)                       |                       |
| Pelham (CITY)                                               | AL (STATE) | 35124 (ZIP)                     | Birmingham AL 35226   |

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 FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18**, said grantor does hereby grant, bargain, sell, and convey unto **Charles Clark**, 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.

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 ☐

This is ☒ property, known as 108 Stonehaven Drive Pelham 35124  
improved  
(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 **Charles Clark**, and his/her/their assigns, forever.

Said **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 2006-18**, 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.

Shelby County, AL 07/06/2012  
State of Alabama  
Deed Tax: \$101.00



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IN WITNESS WHEREOF, the said 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 2006-18, has executed this deed this 8th day of June, 2012.

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 2006-18

By: Specialized Loan Servicing, LLC, as Attorney in Fact

Margaret M. Fagan  
Name:

Title: **Margaret M. Fagan, Asst. Vice President**  
**Specialized Loan Servicing L.L.C., Attorney in Fact**

STATE OF Colorado  
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Margaret M. Fagan, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. V.P. of Specialized Loan Servicing, LLC, the Attorney-in-Fact of said 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 2006-18, 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 20120328000106090 of record in Registers Office for Shelby County, Alabama.

Witness my hand and Notarial Seal this 8th day of June, 2012.

Donna M. Vlieger  
Notary Public

My Commission expires: \_\_\_\_\_

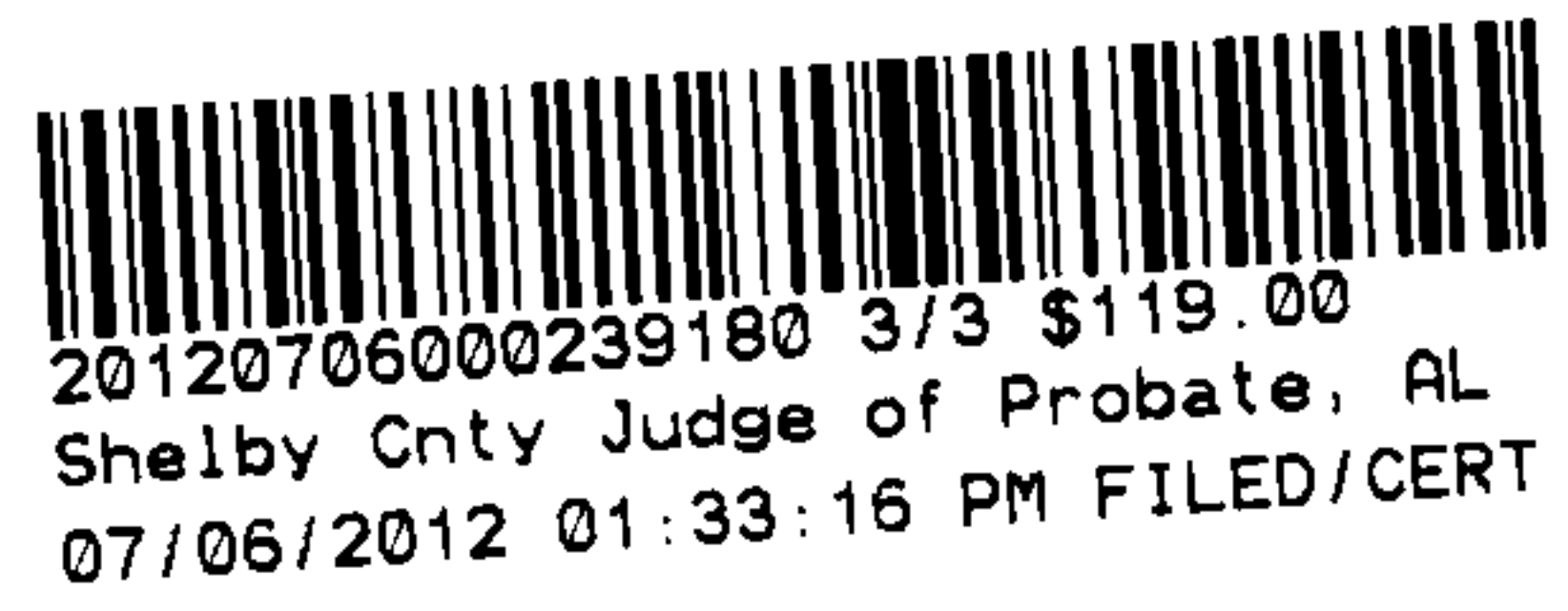
RETURN TO:

**DONNA M. VLIEGER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires 05-06-13

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

126248AL  
Property: 108 Stonehaven Drive,  
Pelham, AL 35124





**EXHIBIT "A"**

Situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of The Cottages at Stonehaven, as recorded in Map Book 21, Page 26 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 FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18, by Foreclosure Deed, from Melvin Cowan, Auctioneer, dated March 6, 2012 and recorded April 2, 2012, in Instrument No. 20120402000111570, said Probate Court, Shelby County, Alabama.