

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120500157S

Send Property Tax Notice to:

1119 Navajo Trail
Alabaster, AL 35007

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Five Thousand and 00/100 Dollars (\$85,000.00) cash in hand paid to
The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Inc. Asset-Backed Certificates, Series 2007-13

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

James H. Thompson and Jane A. Thompson, as Joints Tenants With Rights of Survivorship
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20120402000111560

The subject property is or ☒ is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20120402000111560.

\$108,000.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Inc. Asset-Backed Certificates, Series 2007-13, has caused these present to be executed in its name and on its behalf as aforesaid, on this 6 day of June, 2012.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Inc. Asset-Backed Certificates, Series 2007-13

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP, its Attorney in Fact

By: [Signature] (Name)

Its: Russell Black, AVP (Title)

AVP For Bank of America, N.A.
Attorney in Fact

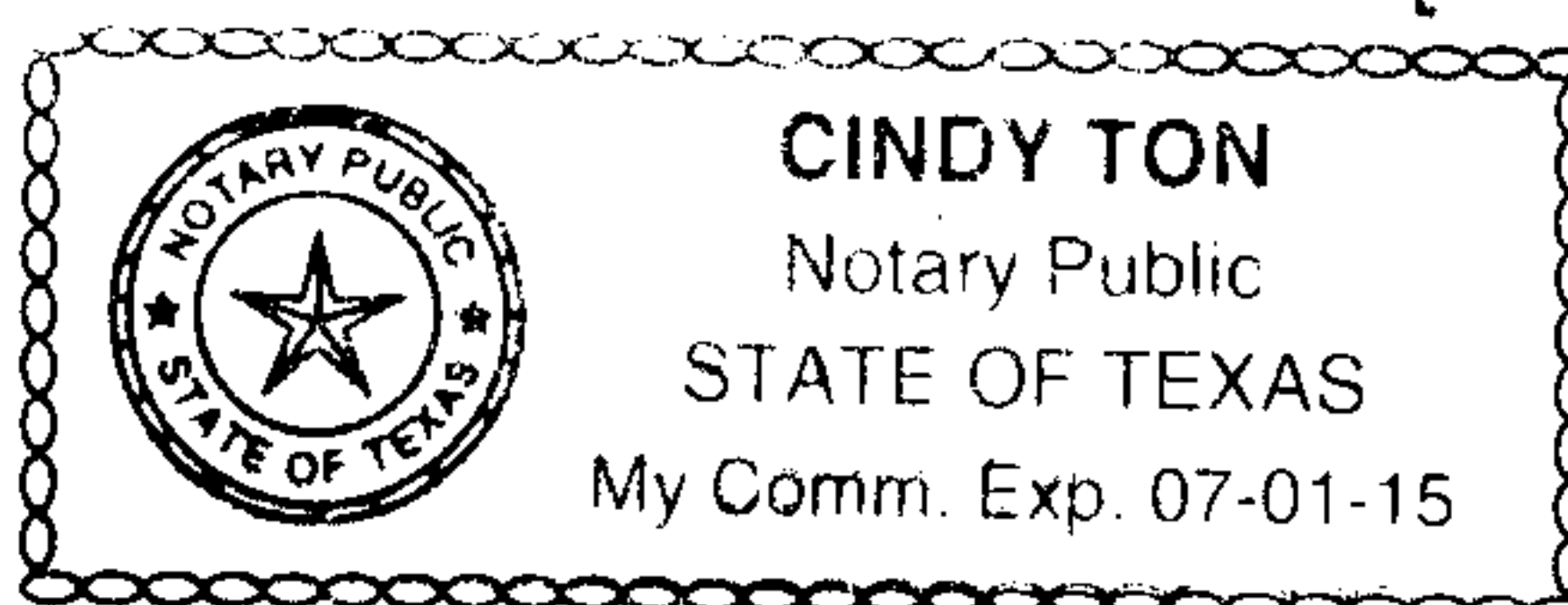
State of TEXAS
County of COLLIN

I, Cindy Ton, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Russell Black, AVP of Bank of America, N.A., whose name as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Inc. Asset-Backed Certificates, Series 2007-13, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/~~she~~, in his/~~her~~ capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 6 day of June, 2012.

[Signature]
Notary Public
My Commission Expires 7/1/15
[Seal]

Servicer Loan #: 176406133



Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$17.00



20120706000239510 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
07/06/2012 01:34:52 PM FILED/CERT

Exhibit A

The following described real estate, situated in Shelby County, Alabama. to-wit:
Lot 80, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, in the Probate
Office of Shelby County, Alabama.

Property Address: 1022 Willow Creek Way, Alabaster, AL 35007

Property Address: 1022 Willow Creek Way, Alabaster, AL 35007

AL_SpecialWarrantyDeed_JT_1pg.rdw
CGLD 03/15/2011 rev.

BRR-120500157S
05/30/12 @ 12:09 PM