

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

Send Tax Notice to:  
Brian K. Ray

924 Ryecroft Road  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand one hundred fifty-five and 00/100 Dollars (\$90,155.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-23, 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 Brian K. Ray, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 3, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107 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. Subject to Easements, Restrictions and Setback lines as shown on recorded plat.
4. Subject to Restrictions, Covenants, and Conditions as set out in Misc. Book 2, Page 224 in Probate Office.
5. Subject to Transmission Line Permits to Alabama Power Company as shown in Deed Book 108, Page 378 in Probate Office.
6. Subject to Right(s)-of-way(s) to Alabama Power Company and South Central Bell Instrument(s) recorded in Deed 277, Page 640 in Probate Office.
7. Subject to easement(s) to South Central Bell as shown by instrument recorded in Deed Book 276, Page 39 in Probate Office.
8. 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 Inst. No. 20120220000061030, in the Probate Office of Shelby County, Alabama.

\$ 72,124.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of July, 2012.

The Bank of New York Mellon FKA The Bank of New York, as  
Trustee for the Certificateholders CWABS, Inc., Asset-Backed  
Certificates, Series 2006-23

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: 

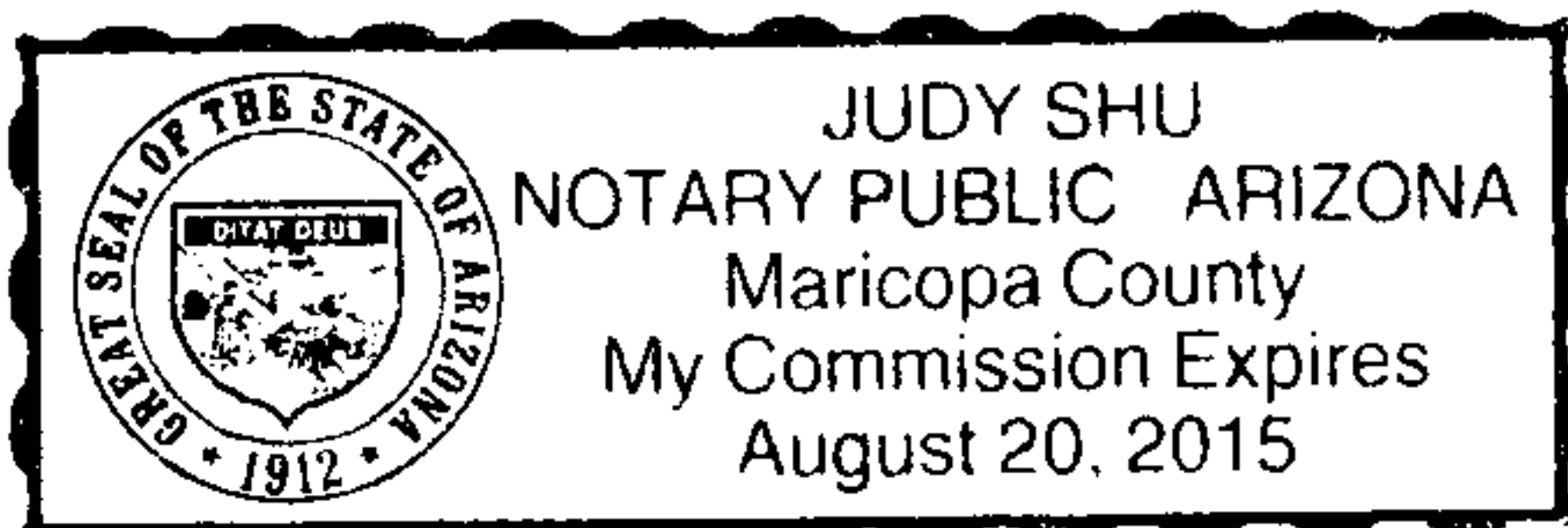
Its KERRI RYAN AVP

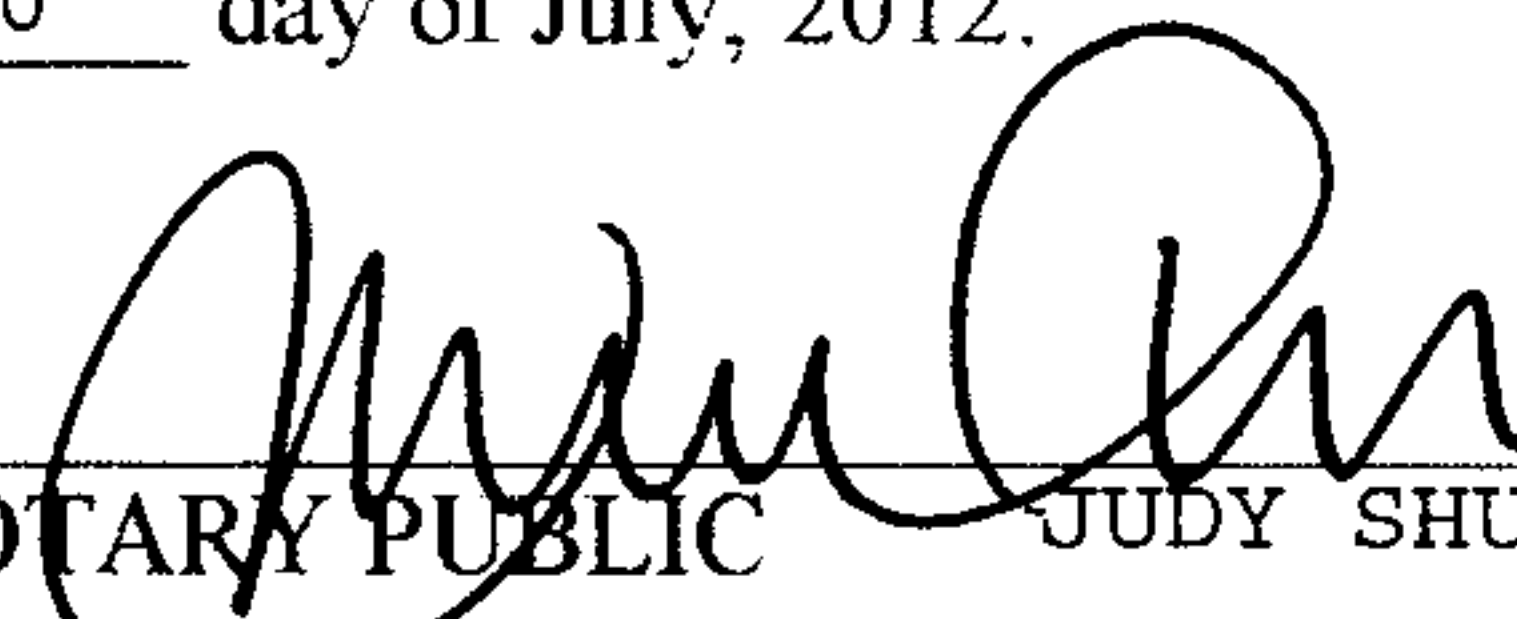
STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
KERRI RYAN, whose name as AVP 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 CWABS, Inc., Asset-Backed Certificates, Series 2006-23, 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 10 day of July, 2012.



  
NOTARY PUBLIC JUDY SHU  
My Commission expires: 8-20-2015  
AFFIX SEAL

2012-000470



20120731000278000 2/2 \$37.50  
Shelby Cnty Judge of Probate, AL  
07/31/2012 02:59:46 PM FILED/CERT

Shelby County, AL 07/31/2012  
State of Alabama  
Deed Tax: \$18.50