



20151120000401420 1/2 \$120.50  
Shelby Cnty Judge of Probate, AL  
11/20/2015 12:18:24 PM FILED/CERT

Prepared by:  
Jonathan H. Kasper, Esq.  
**McCalla Raymer, LLC**  
**Closing Department**  
Two North Twentieth Street, Suite 1310  
Birmingham, AL 35203

Send Property Tax Notice to:  
228 Industrial Park Dr  
Alabaster, AL 35007  
(Grantees Address and  
Property Address)

## SPECIAL WARRANTY DEED

State of Alabama  
County of Shelby

\$100,500.00 consideration

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **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 2006-20** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **YZ Realty LLC** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 106, according to the Survey of Greenfield, Sector 3, Phase 2, as recorded in Map Book 17, Page 39, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, 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 EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 04/03/2015 IN INSTRUMENT NUMBER 20150403000105630, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County: AL 11/20/2015  
State of Alabama  
Deed Tax:\$100.50

Property Address: 228 Industrial Park Dr, Alabaster,  
AL 35007  
File#: 961802



20151120000401420 2/2 \$120.50  
Shelby Cnty Judge of Probate, AL  
11/20/2015 12:18:24 PM FILED/CERT

IN WITNESS WHEREOF, 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 2006-20 by Specialized Loan Servicing LLC as attorney-in-fact who is authorized to execute this conveyance, has hereto set its signature and seal, on this 26 day of October, 2015.

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 2006-20 by Specialized Loan Servicing LLC as attorney-in-fact

By: [Signature] (SEAL)  
Name: Scott Keeter, Vice President  
Title: Specialized Asset Management, LLC  
as Attorney in Fact  
Attested: [Signature] (SEAL)  
Name: Jeff Harnish, Assistant Vice President  
Title: Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

State of COLORADO  
County of DOUGLAS

I, Alexander Asinof the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Scott Keeter whose name as VP of 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 2006-20 by Specialized Loan Servicing LLC as attorney-in-fact, 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 with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 26 day of October, 2015.

[Signature]  
Notary Public

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

ALEXANDER S ASINOF  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034451  
MY COMMISSION EXPIRES 08/31/2019

Grantor's Address: 8742 Lucent Boulevard, Suite 575, Highlands Ranch, CO 80129

Documentary Evidence: Sales contract dated October 9, 2015