

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 6/15/2012 11:52 AM
DEED TAX \$ 108.00
TOTAL \$ 124.00
2 Pages

1343952



This Instrument Prepared By:
Paul Kemp
Morris[Hardwick]Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120500164A

Send Property Tax Notice to:

13142 Concord Dr
William AL 36549

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seven Thousand Eight Hundred and 00/100 Dollars (\$107,800.00) cash in hand paid to

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee For The Certificateholders of the CWABS, Inc. Asset-backed Certificates, Series 2006-15

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

^{D.}
James E. Roberts and Kimberly X Roberts
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 Baldwin County, Alabama, to-wit:

The following described real property situate in the City of Foley, County of Baldwin, and State of Alabama, to wit:

Lot 2, Sandy Creek Acres Subdivision, as shown by Map or Plat recorded in Map Book 10, Page 134, in the Office of the Judge of Probate, Baldwin County, Alabama

Property Address: 22535 US Highway 98, Foley, AL 36535

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.

Source of Title: Instrument #131962

The subject property is or X 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.

0.00 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 f/k/a The Bank of New York, as Trustee For The Certificateholders of the CWABS, Inc. Asset-backed Certificates, Series 2006-15, has caused these present to be executed in its name and on its behalf as aforesaid, on this 31 day of May, 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee For The Certificateholders of the CWABS, Inc. Asset-backed Certificates, Series 2006-15

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)

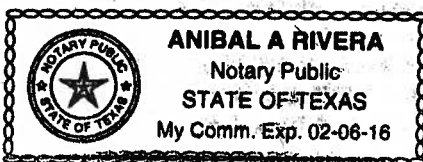
Its: Russell Black, AVP (Title)

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

State of TEXAS
County of COLLIN

I, Anibal A. Rivera, 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 f/k/a The Bank of New York, as Trustee For The Certificateholders of the CWABS, Inc. Asset-backed Certificates, Series 2006-15, 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 31 day of May, 2012.



[Signature]
Notary Public

My Commission Expires: 2-6-16

[Seal]

Reference:
22535 US Highway 98
Foley, AL, 36535
Servicer Loan #: 136100635

Property Address: 22535 US Highway 98, Foley, AL 36535

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BRR-120500164A
05/24/12 @ 05:12 PM