

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

Send Tax Notice to:
Juan Carlos Gonzalez Cruz

316 Mills Way
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-seven thousand five hundred and 00/100 Dollars (\$147,500.00) to the undersigned, The Bank of New York, as Success Indenture Trustee under Trustee, Novastar Mortgage Funding Trust 2006-1, a corporation, by Saxon Mortgage Services, Inc., 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 Juan Carlos Gonzalez Cruz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 109, according to the record map of Builders Group Addition to The Glen at Stonehaven Phase One, as recorded in Map Book 27, Page 54, 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions as shown on recorded plat. 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 Instrument No. 20080502000180330, in the Probate Office of Shelby County, Alabama.

\$ 125,375.00 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 _____ day of July, 2008.

The Bank of New York, as Success Indenture Trustee
under Trustee, Novastar Mortgage Funding Trust 2006-1
By Saxon Mortgage Services, Inc., as Attorney in Fact

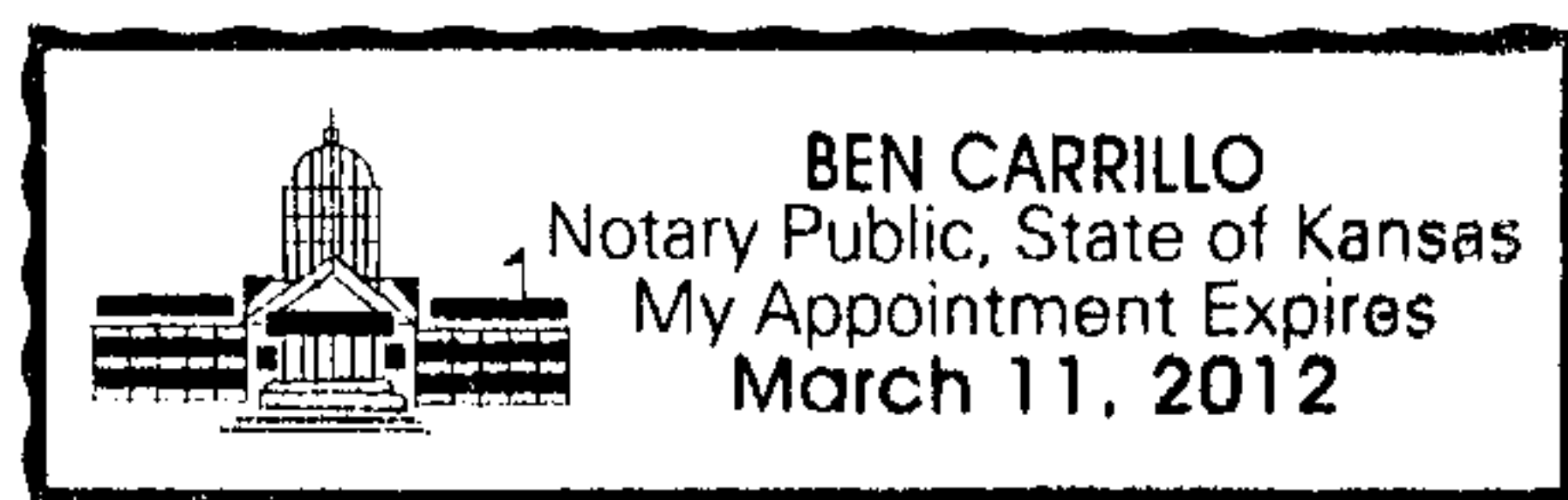
By: Mike Pearce
By: Mike Pearce
Its Its Authorized Signatory

STATE OF Kansas

COUNTY OF Johnson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Pearce, whose name as AVP of Saxon Mortgage Services, Inc., as Attorney in Fact for The Bank of New York, as Success Indenture Trustee under Trustee, Novastar Mortgage Funding Trust 2006-1, 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 8th day of July, 2008.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001609

Shelby County, AL 07/16/2008
State of Alabama

Deed Tax: \$22.50