

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

Send Tax Notice to:
Chad A. Wilbanks
103 Stratford Circle
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred forty-one thousand and 00/100 Dollars (\$141,000.00) to the undersigned, Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2006-6, a corporation, by Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.; Book 3586, Page 229, 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 Chad A. Wilbanks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 333 Page 110 and Real Volume 377, page 412.
4. Restrictions appearing of record in Real Volume 319, Page 643, Volume 2004, Page 45450 and Real Volume 364, Page 394
5. Easements, building lines and restrictions as shown on recorded map
6. 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. 20081103000425950, in the Probate Office of Shelby County, Alabama.

\$ 126,900.00 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 February, 2009.

Deutsche Bank National Trust Company, as Trustee under
Novastar Mortgage Funding Trust, Series 2006-6
By Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage
Services, Inc.; Book 3586, Page 229, as Attorney in Fact

By: Jon Downing
Its Authorized Signatory
Its _____

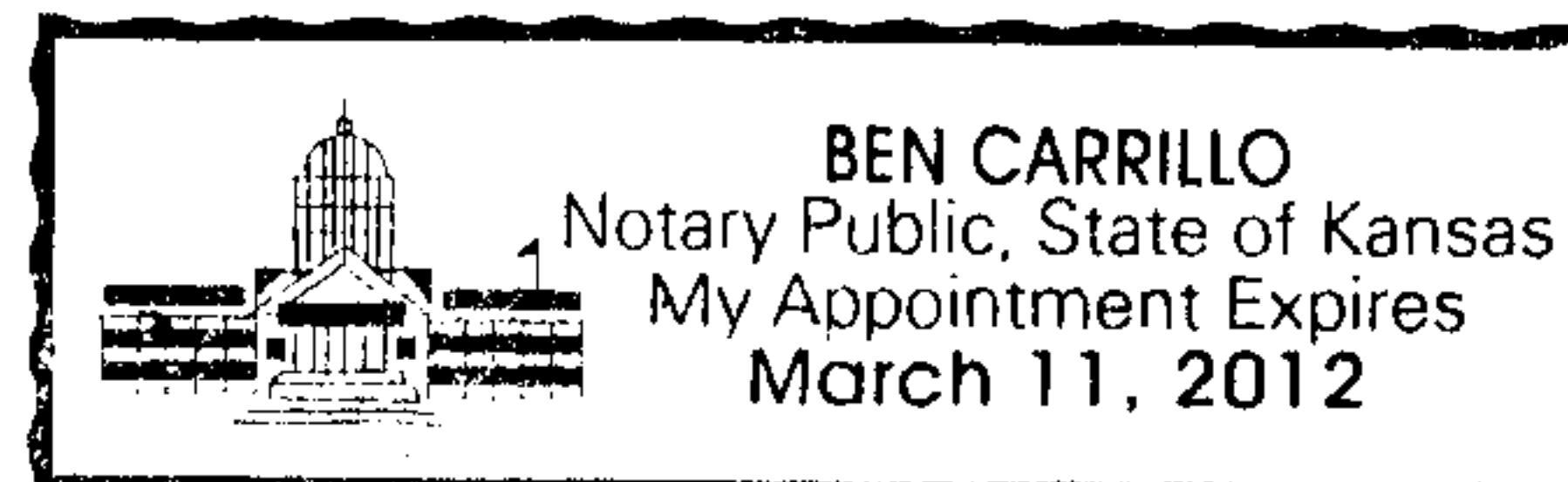
STATE OF Kansas
COUNTY OF Johnson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon Downing, whose name as AUL of Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.; Book 3586, Page 229, as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2006-6, 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 5th day of February, 2009.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-000067



Shelby County, AL 03/09/2009
State of Alabama

Deed Tax: \$14.50