

20090915000351750 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
09/15/2009 10:43:01 AM FILED/CERT

Commitment Number: 1835736
Seller's Loan Number: 2000397386

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

Deed Consideration being paid
by mortgage is 101,250.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117361003032000

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5, whose mailing address is **4708 Mercantile Drive, Fort Worth, Texas 76137**, hereinafter grantor, for \$135,000.00 (One Hundred Thirty- Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **YESENIA GUARDADO**, hereinafter grantee, whose tax mailing address is **1828 TECHUMSEH TRL., PELHAM, AL. 35124**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows:

Lot 1-B Block 1, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Oleg Turyk and wife, Ludmyla Kadlubovksa to Thomas Ray Acreman and Brenda Jean Acreman, as described in Document No. 20060929000484220, Dated 6/18/06, Recorded 9/29/06 in SHELBY County Records.

Tax ID: 11-7-36-1-003-032.000

Property Address is: 1828 TECHUMSEH TRL., PELHAM, AL. 35124

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20090211000047100**



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Executed by the undersigned on June 16, 2009:


**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5**

By: Sheri L. Yoho

Its: VP

STATE OF Pennsylvania
COUNTY OF _____

Shelby County, AL 09/15/2009

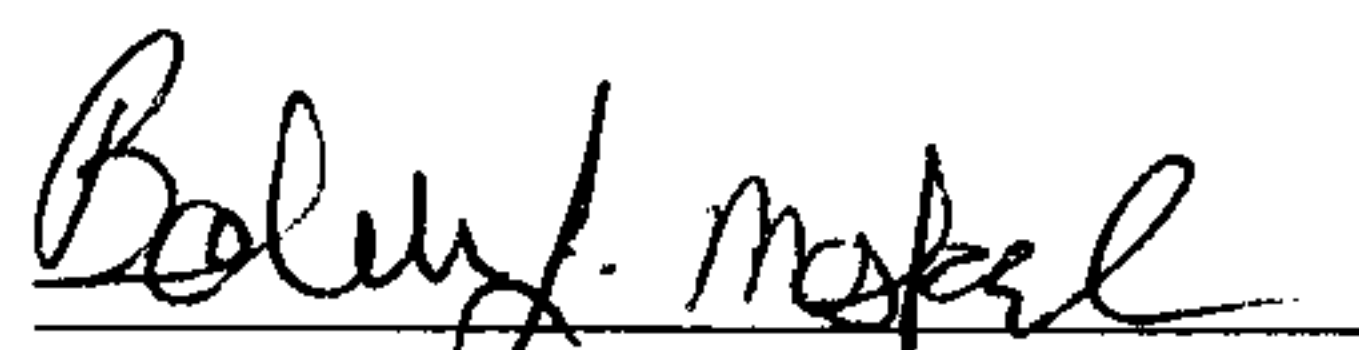
State of Alabama

Deed Tax : \$34.00

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Sheri L. Yoho a VP of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as _____ and with full authority executed the same voluntarily on the day the same bears date.

16th day of June, 2009

Given under my hand and official seal this


Notary Public
Bobby J. Moskal
VP

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



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