



20091104000411890 1/3 \$140.50
Shelby Cnty Judge of Probate, AL
11/04/2009 09:43:48 AM FILED/CERT

Commitment Number: 2016161
Seller's Loan Number: 2000385816

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
283060004034000

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6, whose mailing address is **4708 Mercantile Drive, Fort Worth, Texas 76137**, hereinafter grantor, for \$123,225.00 (One Hundred and Twenty-Three Thousand Dollars and Two Hundred and Twenty-Five Dollars and No Cents) in consideration paid, grants with covenants of limited warranty to **Andrew Hall**, hereinafter grantee, whose tax mailing address is **219 Stone Creek Place, Calera, AL 35040**, the following real property:

All that certain parcel of land situate in the County of Shelby and State of Alabama, being known and designated as follows: Lot 145, according to the Survey of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Authentic Building Company LLC to Eric F. Shugart and Megan C. Shugart, husband and wife, as joint tenants with the right of survivorship, as described in Deed Doc No 20060907000442160, Dated 09/06/2006, Recorded 09/07/2006 in SHELBY County Records.

Property Address is: 219 Stone Creek Place, Calera, AL 35040

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.



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The real property described above is conveyed subject to 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: **20090B0400298470**

Executed by the undersigned on Feb 9, 2009:

Melissa Harvey

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6, BY SAXON
MORTGAGE SERVICES, INC., AS ATTORNEY IN FACT**

By: Melissa Harvey

Its: AVP

* POA recorded as instrument #LR200962-5108
in Jefferson County

STATE OF Pennsylvania
COUNTY OF Beaver

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Melissa Harvey its AVP, on behalf
of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-6, BY SAXON MORTGAGE SERVICES,
INC., AS ATTORNEY IN FACT** 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 AVP and with full authority
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2009

Merran A. Metz
Notary Public

Merran A. Metz
Exp 11-10-2011

This instrument prepared by: Jay A. Rosenberg

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Merran A. Metz, Notary Public

Hopewell Twp., Beaver County

My Commission Expires Nov. 10, 2011

Member, Pennsylvania Association of Notaries

Deed Tax : \$123.50