



20091230000476260 1/2 \$108.50
Shelby Cnty Judge of Probate, AL
12/30/2009 01:31:55 PM FILED/CERT

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALA-091000212S

Send Property Tax Notice to:

2016 King Stable Rd.
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 12/30/2009
State of Alabama
Deed Tax : \$94.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Seventy Two Thousand Five Hundred and 00/100 Dollars (\$472,500.00) cash in hand paid to

Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2006-5

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

Jay Carter and Tracey Carter
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 Jefferson County, Alabama, to-wit:

Lot 129, according to the Survey of Greystone, First Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 2016 King Stable Road, Birmingham, AL 35226
Parcel ID Number: 3-8-33-0-002-058.000

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.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20091113000438440.

\$378,000 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 2016 King Stable Road, Birmingham, AL 35226

AL_SpecialWarrantyDeed_IndJT.rdw

ALA-091000212S
11/18/09 @ 10:16 AM



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IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2006-5, has caused these present to be executed in its name and on its behalf as aforesaid, on this 18th day of November, 2009.

Deutsche Bank National Trust Company, as Trustee
under Novastar Mortgage Funding Trust, Series
2006-5

BY: [Signature]
President By: Jennifer Steele
Its Authorized Signatory

ATTEST:
[Signature]
Secretary/Treasurer

State of Kansas
County of Johnson

I, Ben Carrillo, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Jennifer Steele whose name as President of Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2006-5, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 18th day of November, 2009.

[Signature]
Notary Public
My Commission Expires: 3-11-2012

[Seal]

2016 King Stable Road
Birmingham, AL, 35226
Servicer Loan #:

