

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

Send Tax Notice to:  
Christopher J. Young  
Susan E. Young  
153 Lakeland Ridge  
Pelham, AL 35093

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighty-four thousand and 00/100 Dollars (\$284,000.00) to the undersigned, Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2007-2, a corporation, by Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Christopher J. Young, and Susan E. Young, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the final plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, 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 Grantees herein assume and agree to pay.
3. Subject to all rights of way, easements, covenants and restrictions of record.
4. Right of way to Shelby County, recorded in Deed Book 229, Page 492 and Deed Book 39, Page 469, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, as recorded in Deed Book 165, Page 105, in the Probate Office of Shelby County, Alabama.
6. Right of way to railroad, recorded in Deed Book "T", Page 655, in the Probate Office of Shelby County, Alabama.
7. Building line(s), easement(s) and restrictions, as shown by recorded map.
8. No further subdivision of lots as restricted by recorded map.
9. Subdivision restrictions as shown on recorded plat in Map Book 36, Page 96, provide for construction of single family residences only.
10. Restrictions with easements regarding Alabama Power Company, recorded in Inst. 20051031000563600.
11. Mineral and mining rights and rights incident thereto recorded in Inst. 1997-31999.
12. 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. 20090407000126580, in the Probate Office of Shelby County, Alabama.

\$284,000.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9<sup>th</sup> day of March, 2010.

Deutsche Bank National Trust Company, as Trustee under Novastar  
Mortgage Funding Trust, Series 2007-2  
By Saxon Mortgage Services, Inc., as Attorney in Fact

By: [Signature]

Its [Signature]

STATE OF Pennsylvania  
COUNTY OF Philadelphia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Zenzinger, whose name as AVP-AIF of Saxon Mortgage Services, Inc., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust, Series 2007-2, 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 9<sup>th</sup> day of March, 2010.

[Signature]  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

2010-000893

NOTARIAL SEAL  
KEITA A CARR  
Notary Public  
PHILADELPHIA CITY, PHILADELPHIA COUNTY  
My Commission Expires Nov 20, 2010