


SEND TAX NOTICE TO:
Saxon Mortgage Services, Inc.
4700 Mercantile Drive
Ft Worth, TX 76137


20120119000022970 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/19/2012 12:29:51 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of April, 2006, Kenneth Hasting, an unmarried man, and Doris Dupree, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Novastar Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060605000263650, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2, by instrument recorded in Instrument Number 20100629000205800, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and



WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 7, 2011, December 14, 2011, and December 21, 2011; and

WHEREAS, on January 10, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2; and

WHEREAS, The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2 was the highest bidder and best bidder in the amount of One Hundred Forty-Four Thousand And 00/100 Dollars (\$144,000.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 49, according to the survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2 its successors/heirs and



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assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 11 day of Jan, 2012.

The Bank of New York Mellon, as Successor
Trustee under NovaStar Mortgage Funding
Trust, Series 2006-2

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-2, 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 11 day of January, 2012

[Signature]
Notary Public
My Commission Expires SEPTEMBER 27, 2014

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

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