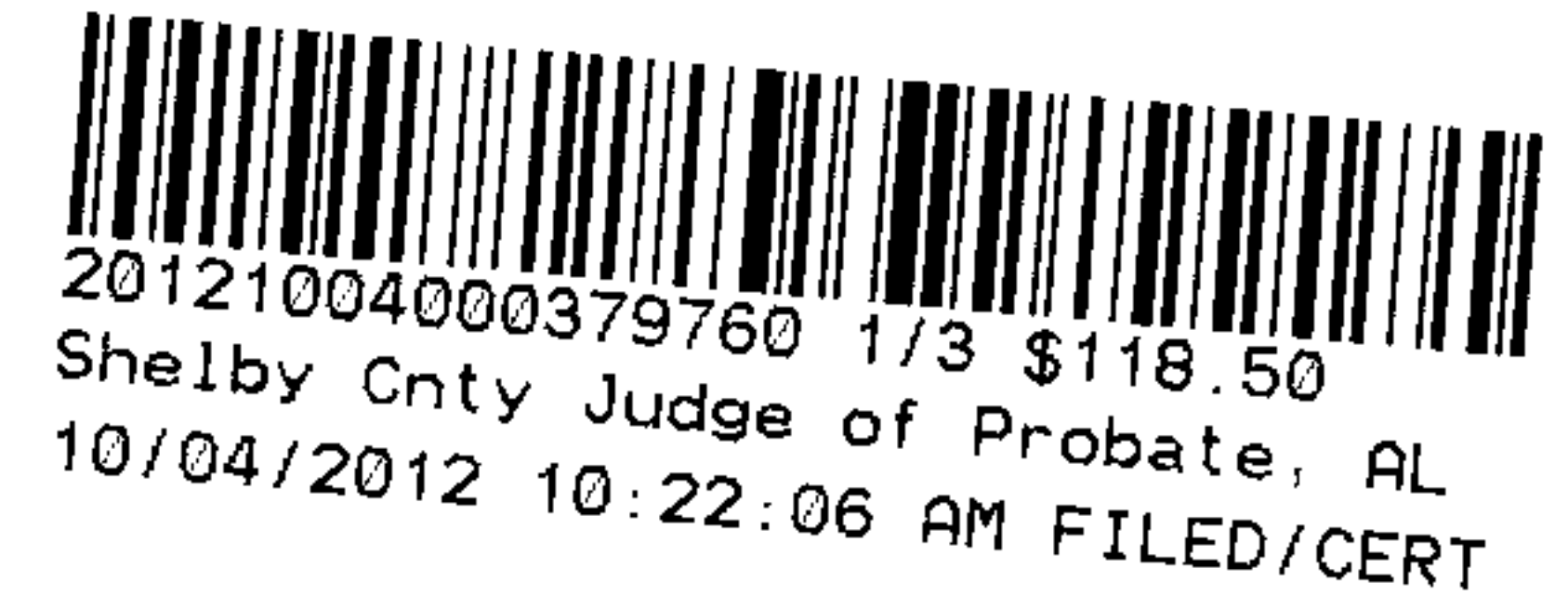


Tax Notice:

Tommie & Patsy Frost

2081 King Charles Court

Alabaster, AL 35007



SPECIAL WARRANTY DEED

7110394603C 7110394603

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of Ninety One Thousand One Hundred and Twelve and 00/100 Dollars (\$91,112.00) and other good and valuable consideration in hand paid to the undersigned, THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2, by its attorney in fact Ocwen Loan Servicing, LLC, attorney in fact organized under the laws of the state of Florida located at 1661 Worthington Road, Suite 100, West Palm Beach FL 33409 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto TOMMY FROST and PATSY FROST (hereinafter "Grantee", whether one or more), whose mailing address is: 315 HIGHWAY K, MONTERALLO, AL 35115, the following described real estate situated in Shelby County, State of 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.

Property Address: 2081 KING CHARLES COURT, ALABASTER, AL 35007

AND BEING the same property conveyed to the Grantor herein by virtue of that certain FORECLOSURE Deed dated 1/11/12 and recorded 1/19/12, in Instrument Number, 20120119000022970 among the aforesaid land records.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed 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 accepted herein.

WITNESS my hand and seal this 16 day of Aug., 2012.

THE BANK OF NEW YORK MELLON,
AS SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-2, by its attorney in
fact Ocwen Loan Servicing, LLC, attorney
in fact
By: [Signature]
Richard Work
Its: **Contract Management Coordinator**
Of Ocwen Loan Servicing, LLC, its attorney in fact

STATE OF FLORIDA
COUNTY OF PALM BEACH

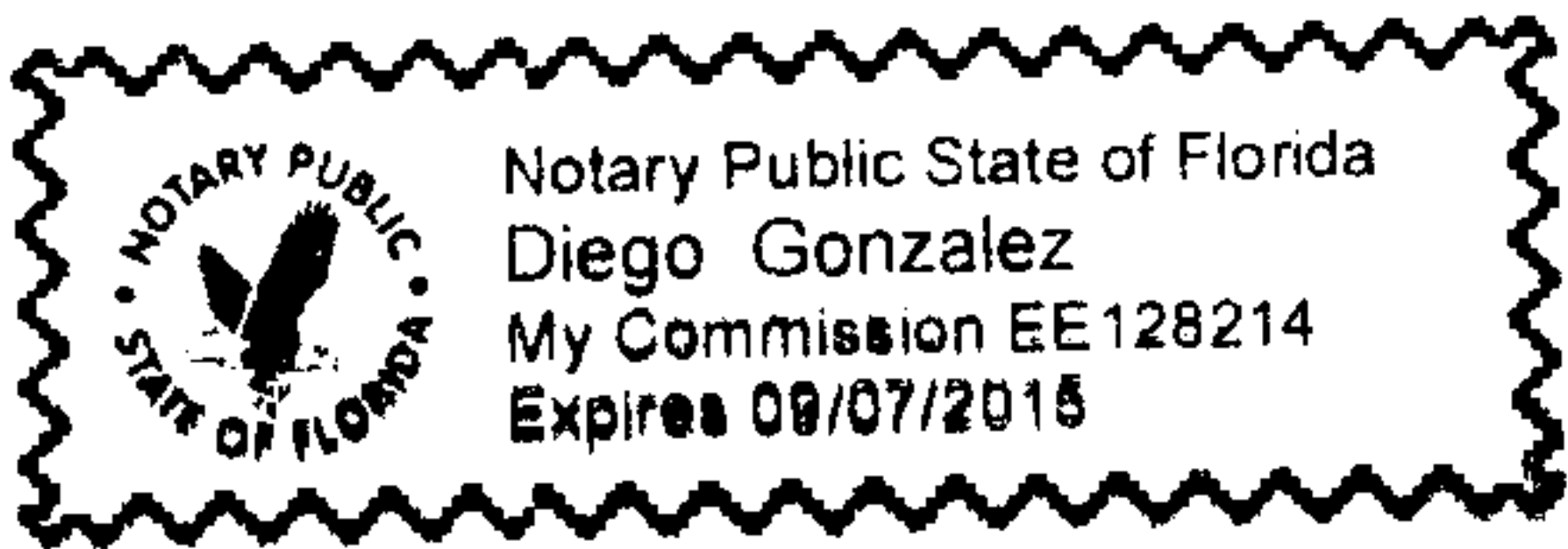
Limited Liability Company Acknowledgement

The foregoing instrument was acknowledged and sworn before me this 16 day of August, 2012, by Richard Work **Contract Management Coordinator** as of Ocwen Loan Servicing, LLC, attorney in fact for THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2 who is personally known to me or who has produced as identification.

Given under my hand this 16 day of Aug, 2012.
[Signature]
Notary Public
My Commission Expires: 9/7/15

This instrument prepared by:

Milenri Figueroa
Deed Coordinator
Assisted By: Title & Abstract REO, Inc.
144 South White Horse Pike
Somerdale, NJ 08083
(856-566-5118)



20121004000379760 2/3 \$118.50
Shelby Cnty Judge of Probate, AL
10/04/2012 10:22:06 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BANK of New York Mellon as Successor
Mailing Address in Trustee under NOVASTAR Mortgage Funding Trust Series 2006-2
C/O Ocwen Loan Servicing

Grantee's Name Tommie & Patsy Frost
Mailing Address 2081 King Charles Court
Alabaster, AL 35007

Property Address 2081 King Charles Court
Alabaster, AL 35007

Date of Sale September 21, 2012

Total Purchase Price \$ 100,199.00

or

Actual Value

\$


or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other


20121004000379760 3/3 \$118.50
Shelby Cnty Judge of Probate, AL
10/04/2012 10:22:06 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-21-12

Print Tommie Frost

Unattested

(verified by)

Sign Tommie Frost

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1