

This Document Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:
Garwood Vavak, et al
44 North Fork Circle
Chelsea, Alabama 35043

Assessor's Parcel Number: 09 7 35 0 005 019.000

SPECIAL WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TWO HUNDRED ONE THOUSAND AND NO/100 DOLLARS (\$201,000.00), to the undersigned GRANTOR, **The Bank of New York Mellon, as Successor Trustee to JPMorgan Chase Bank, as Trustee for NovaStar Mortgage Funding Trust, Series 2004-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-2, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact**, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Garwood D. Vavak and Denise Sierra, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 44 North Fork Circle, Chelsea, Alabama 35043, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

TRACT 18 ACCORDING TO THE SURVEY OF CHELSEA ESTATES AS RECORDED IN MAP BOOK 5, PAGE 61, SHELBY COUNTY, ALABAMA RECORDS.

MORE commonly known as: 41 North Fork Circle, Chelsea, Alabama 35043

Source of Title. Ref.: Deed: Recorded October 16, 2012; Doc. No. 2012016000397530

Date of Sale: November 25, 2014
Total Purchase Price: \$201,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or

assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 7 day of November, 2014.

The Bank of New York Mellon, as Successor Trustee to JPMorgan Chase Bank, as Trustee for NovaStar Mortgage Funding Trust, Series 2004-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-2, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Attest:

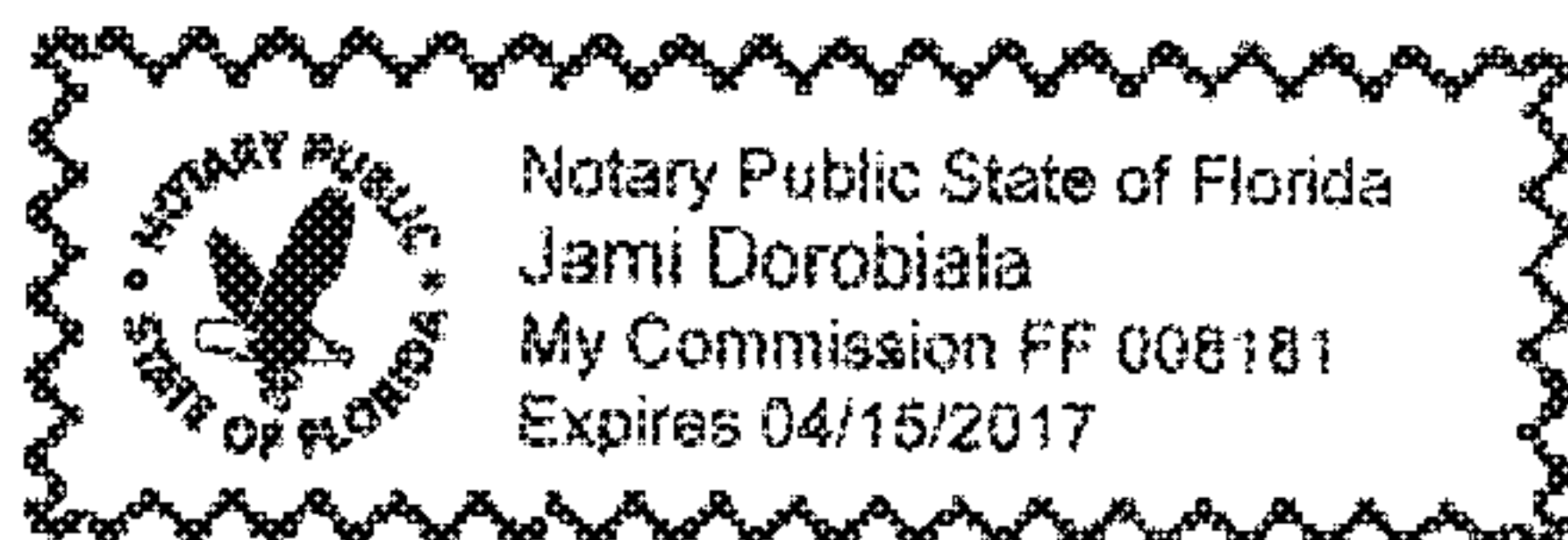
[Signature]
Guirlene Dolcine
Contract Management Coordinator
Printed Name & Title

By: [Signature]
Jon King Contract Management Coordinator
Printed Name & Title

STATE OF FLORIDA
PALM BEACH COUNTY

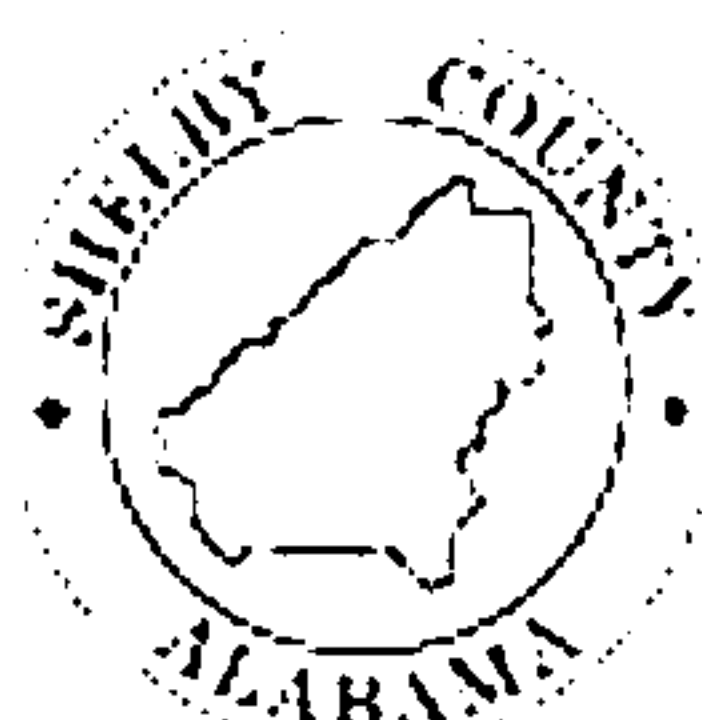
I, Jami Dorobiala, a Notary Public in and for said County, in said State, hereby certify that Jon King, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon, as Successor Trustee to JPMorgan Chase Bank, as Trustee for NovaStar Mortgage Funding Trust, Series 2004-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-2**, 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 above and foregoing conveyance, he/she, as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL **Personally Known To Me**



Given under my hand and official seal of office this 7 day of November, 2014.

[Signature]
Jami Dorobiala
NOTARY PUBLIC
My Commission Expires: _____
POA recorded simultaneously herewith



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2014 11:16:48 AM
\$218.00 CHERRY
20141205000382990

[Signature]