

Commitment Number: 1713174 Seller's Loan Number: 447904426

After Recording Return To:

	ServiceLink Hopewell Campus	
4000 Industrial Boulevard		
	Aliquippa, PA 15001	
\vdash	(800) 439-5451	

Shelby County, AL 06/02/2009

State of Alabama

Deed Tax: \$155.50

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08-9-30-3-002-008.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$265,500.00 (Two Hundred and Sixty-Five Thousand Dollars and Five Hundred Dollars and No Cents) in consideration paid, grants with covenants of limited warranty to **Ronnie Fleming** and **Sonja Fleming**, Husband and Wife hereinafter grantee, whose tax mailing address is **1004 Parkmont Way, Chelsea AL 35043**, the following real property:

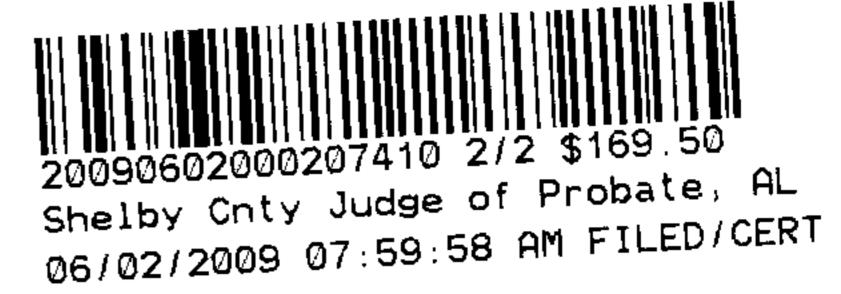
All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 1-87, according to the Survey of Chelsea Park First Sector Phase I and Phase II, as recorded in Map Book 34 Page 21 A and B, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Countrywide Home Loans, Inc. by Corvin Auctioneering, LLC to Federal Home Loan Mortgage Corporation as set forth in Deed Inst# 2008-327560, recorded 08/14/2008 in SHELBY County Records.

Tax/Parcel ID: 08-9-30-3-002-008.000

Property Address is: 1004 Parkmont Way Chelsea, AL 35043

I 110,000 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to, and excepted from the following: 'All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

2008-327560 8/14/2008

Prior instrument reference: 20080226000076640

Executed by the undersigned on $\frac{May}{\lambda}$, 2009:
	Displayed in a control of the contro
FEDERAL HOME LOAN MORTGAGE COR	PORATION
By: Chicago Title Insurance Company dba Ser	
Dave Steinmetz	
Its: Attorney in Fact Vice President	POA recorded 2/26/2008
	Inst# 20080226000014440
STATE OF \mathcal{H}	in Shelby County- @
COUNTY OF Beavel	
I, the undersigned, a Notary Public in and for the a	foresaid County and State, hereby certify that

behalf of FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title Insurance Company dba ServiceLink, its Attorney in Fact, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being in formed of the contents of the conveyance, he/she, executed the same in his capacity as attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

27 day of May, 200 9

Given under my hand an official seal this

Notary Public

Marsha L Hancock

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

Notarial Seal

Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010

Member, Pennsylvania Association of Notaries