

20090706000256730 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
07/06/2009 10:24:02 AM FILED/CERT

Commitment Number: 1712135
Seller's Loan Number: 269493662

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-5-21-2-000-005.109

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$123,000.00 (One Hundred Twenty Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Israel Hernandez**, hereinafter grantee, whose tax mailing address is **317 St Charles Way, Helena, AL 35080**, the following real property:

All that certain parcel of land situated in Shelby County, State of Tennessee, being known and designated as Lot 39, according to the Survey of St. Charles Place, Phase Three, Sector 3, as recorded in Map Book 22, Page 2, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC to Federal Home Loan Mortgage Corporation as described in Inst# 20080813000326080, recorded 08/13/2008 in SHELBY County Records. Property Address is: 317 St Charles Way, Helena, AL 35080

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.

Executed by the undersigned on June 19th, 2009:

David Steinmetz SVP
FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Chicago Title Insurance Company dba ServiceLink

Its: attorney in fact

STATE OF Pennsylvania
COUNTY OF Allegheny

*Power of Attorney
recorded on 11-1-2007
HA Back to Page @
Instrument # 20071101000505200*

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that David Steinmetz of SVP of **FEDERAL HOME LOAN MORTGAGE CORPORATION BY ITS ATTORNEY IN FACT, CHICAGO TITLE INSURANCE COMPANY DBA SERVICELINK** 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/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.

19th day of June, 2009

Given under my hand and official seal this

Carla M Ceravolo
Notary Public
Carla M Ceravolo

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010

Deed Tax : \$123.00

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