

Commitment Number: 2006616 Seller's Loan Number: 476714478

After Recording Return To:

Servic	eLink Hopewell Campus
4000 I	ndustrial Boulevard
Aliqui	ppa, PA 15001
- 	439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 23-2-03-3-009-003.000

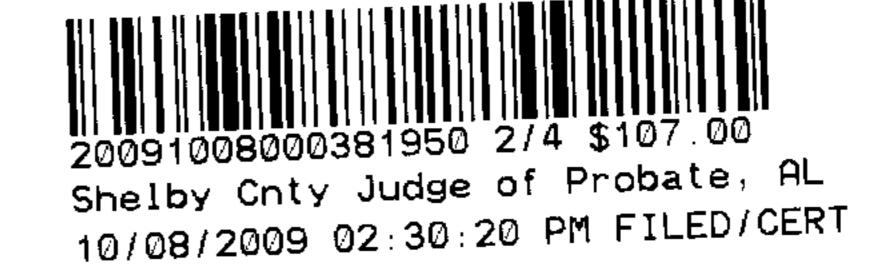
SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrolton, Texas 75010, hereinafter grantor, for \$435,000.00 (Four Hundred and Thirty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to CLIFFORD WALKER and CYNTHIA WALKER, husband and wife, hereinafter grantees, whose tax mailing address is 104 STERLING PARK DRIVE, ALABASTER, AL 35007, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 60 A, according to the A Resurvey of Lots 60 and 61 of Sterling Gate, Phase 4, as recorded in Map Book 38 as Page 41 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Being the same property as conveyed from L. D. Bowles Construction, LLC to Albert M. Capps and Debra L. Capps, husband and wife, for and during their joint lives and upon the death of either of the, then to the survivor of them, as described in Document No. 20071008000469610, Dated 09/28/2007, Recorded 10/28/2007 in SHELBY County Records. Tax/Parcel ID: 23-2-03-3-009-003.000 Property Address is: 104 STERLING PARK DRIVE, ALABASTER, AL 35007

Deed Consideration being paid by mortgage 15 \$ 348,000.00

Shelby County, AL 10/08/2009
State of Alabama
Deed Tax: \$87.00



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 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 grantees forever.

Prior instrument reference: 20090715000273010

Federal Home Loan Mortgage Corporation by	y Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact	* POA recorded 2/26/08, under
By: Daniel Watell	Instr. # 20080326000 76640
Its: Daniel J. Kartelle Assistant Jid padent Up	State of Alabama
STATE OF PA	
COUNTY OF Allegheny	
The foregoing instrument was acknowledged I Daniel I. Latella its	before me on <u>Sept 10</u> , 2009 by AUP on behalf of Federa
Home Loan Mortgage Corporation by Chicag	o Title Insurance Company, DBA ServiceLin
As Attorney-in-Fact, who is personally know	
identification, and furthermore, the aforemention	
was his/her free and voluntary act for the purpos	β . Λ /
COMMONWEALTH OF PENNSYLVAN	NIA WAY DOWN
Notarial Seal Kevin J. Barker, Notary Public	Notary Public
South Strabane Twp., Washington Coun My Commission Expires Nov. 18, 2011	- ,
Member Pennsylvania Association of Note	

, 2009:

This instrument prepared by:

Executed by the undersigned on

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

20091008000381950 3/4 \$107.00 Shelby Cnty Judge of Probate, AL 10/08/2009 02:30:20 PM FILED/CERT

Exhibit "A" Legal Description

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows:

Lot 60 A, according to the A Resurvey of Lots 60 and 61 of Sterling Gate, Phase 4, as recorded in Map Book 38 as Page 41 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from L. D. Bowles Construction, LLC to Albert M. Capps and Debra L. Capps, husband and wife, for and during their joint lives and upon the death of either of the, then to the survivor of them, as described in Document No. 20071008000469610, Dated 09/28/2007, Recorded 10/28/2007 in SHELBY County Records.

Tax ID: 23-2-03-3-009-003.000

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