

20091008000381950 1/4 \$107.00
Shelby Cnty Judge of Probate, AL
10/08/2009 02:30:20 PM FILED/CERT

Commitment Number: 2006616
Seller's Loan Number: 476714478

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 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, Carrollton, 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
is \$ 348,000.00

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


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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**

Executed by the undersigned on Sept 10, 2009:

* **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact**

By: *Daniel J. Katella*
Its: *Daniel J. Katella*
Assistant Vice President
VA

* POA recorded 2/26/08, under
Instr. # 20080226000076640,
in the County of Shelby,
State of Alabama

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Sept 10, 2009 by
Daniel J. Katella its AUP on behalf of **Federal
Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink
As Attorney-in-Fact**, who is personally known to me or has produced Personally Known as
identification, and furthermore, the aforementioned person has acknowledged that his/her signature
was his/her free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011

Member, Pennsylvania Association of Notaries

Kevin J. Barker
Notary Public

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



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Exhibit "A"


Legal Description

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