



20091222000467300 1/3 \$205.00
Shelby Cnty Judge of Probate, AL
12/22/2009 12:32:18 PM FILED/CERT

Commitment Number: 2046962

Seller's Loan Number: 677026

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093060001015007

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$187,700.00 (One Hundred and Eighty-Seven Thousand Dollars and Seven Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Justin L. Hamner, a Married Man** and **Melissa Baker Hamner, his Wife**, hereinafter grantees, whose tax mailing address is **4025 Meadowwood Drive Birmingham, AL 35242**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 16, ACCORDING TO THE MEADOWOOD ESTATES, AS RECORDED IN MAP BOOK 10, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from Marcus R. Clark, Auctioneer and Attorney in Fact, to Federal Home Loan Mortgage Corporation as set forth in Deed Inst# 20090820000320690, recorded 8/20/09 in SHELBY County Records.

Property Address is: 4025 Meadowwood Drive, Birmingham, AL 35242

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: _____

Executed by the undersigned on Nov 13, 2009:

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

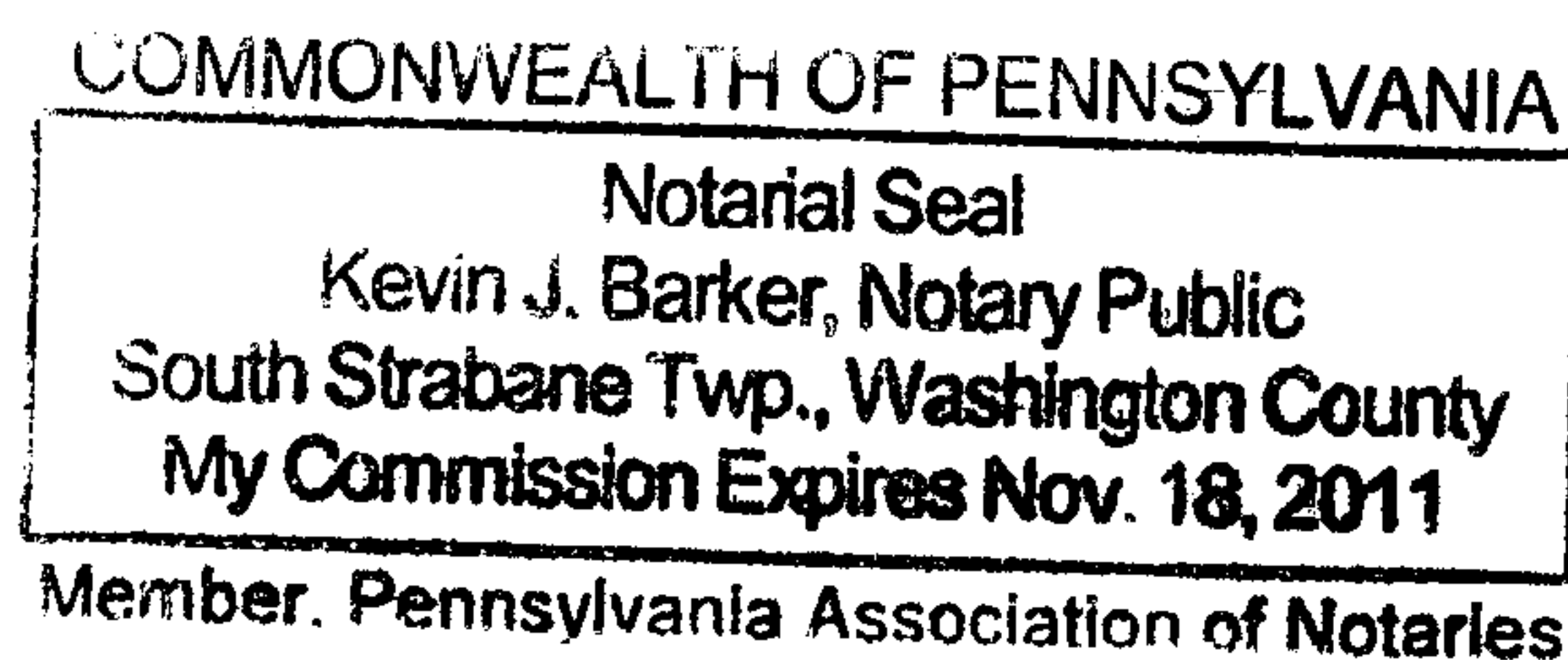
By: Daniel J. Katella

Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at
Document Number: Inst# 20080226000076.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Nov. 13, 2009 by
Daniel J. Katella its AVP 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.



Kevin J. Barker
Notary Public
Kevin J. Barker
Exp - 11-18-2011

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

State of Alabama
Deed Tax : \$188.00