

Commitment Number: 2285102  
Seller's Loan Number: 760272

After Recording Return To:

ServiceLink Hopewell Campus	
4000 Industrial Boulevard	
Aliquippa, PA 15001	
(800) 439-5451	(3)

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-4-20-1-010-033.000**

**SPECIAL/LIMITED WARRANTY DEED**


*First Mortgage amount is \$125,729.00. Second Mortgage amount is \$3,870.00.*  
**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$129,000.00 (One Hundred and Twenty-Nine Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JOHN HARRISON ABBOTT** and **HANNAH JO ABBOTT**, hereinafter grantees, whose tax mailing address is **405 BENTMOOR WAY, HELENA, AL 35080**, the following real property:

*\* Husband & wife*

**All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: LOT 1115, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA, PHASE III, AS RECORDED IN MAP BOOK 29 PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**Being the same property as conveyed from Aaron Nelson, Auctioneer to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20100520000157950 Recorded 5/20/2010, Shelby County Records.**

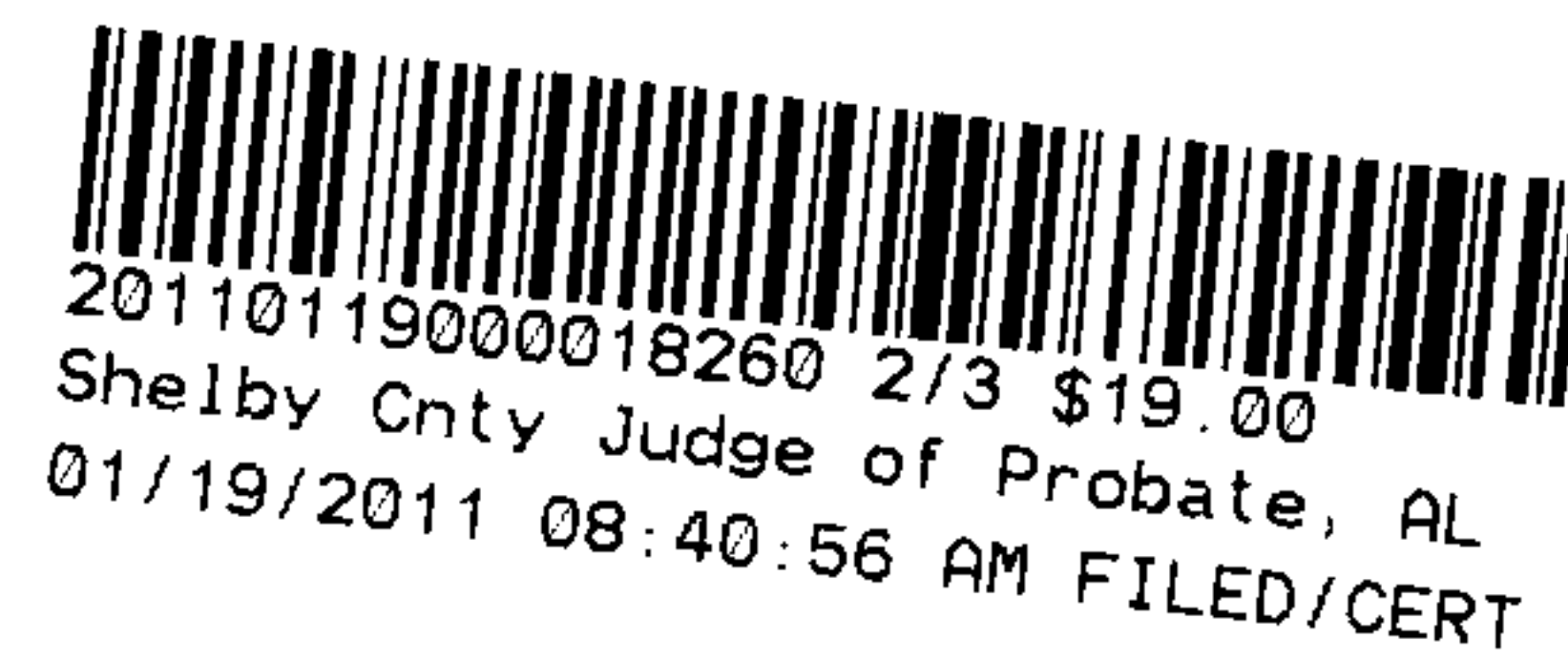
**Property Address is: 405 BENTMOOR WAY, HELENA, AL 35080**

  
20110119000018260 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/19/2011 08:40:56 AM FILED/CERT

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.

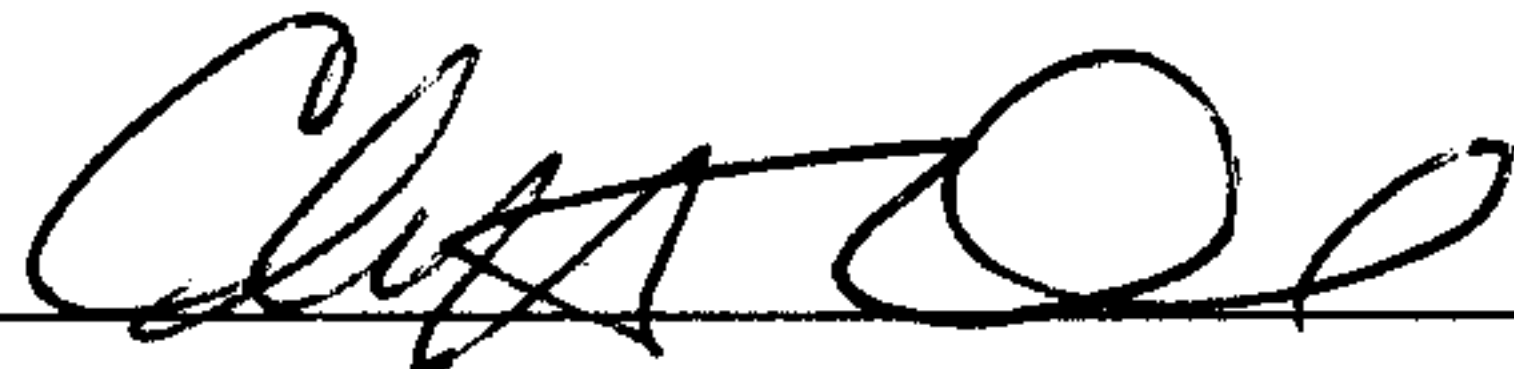
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.



Executed by the undersigned on 1-7, 2011:

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

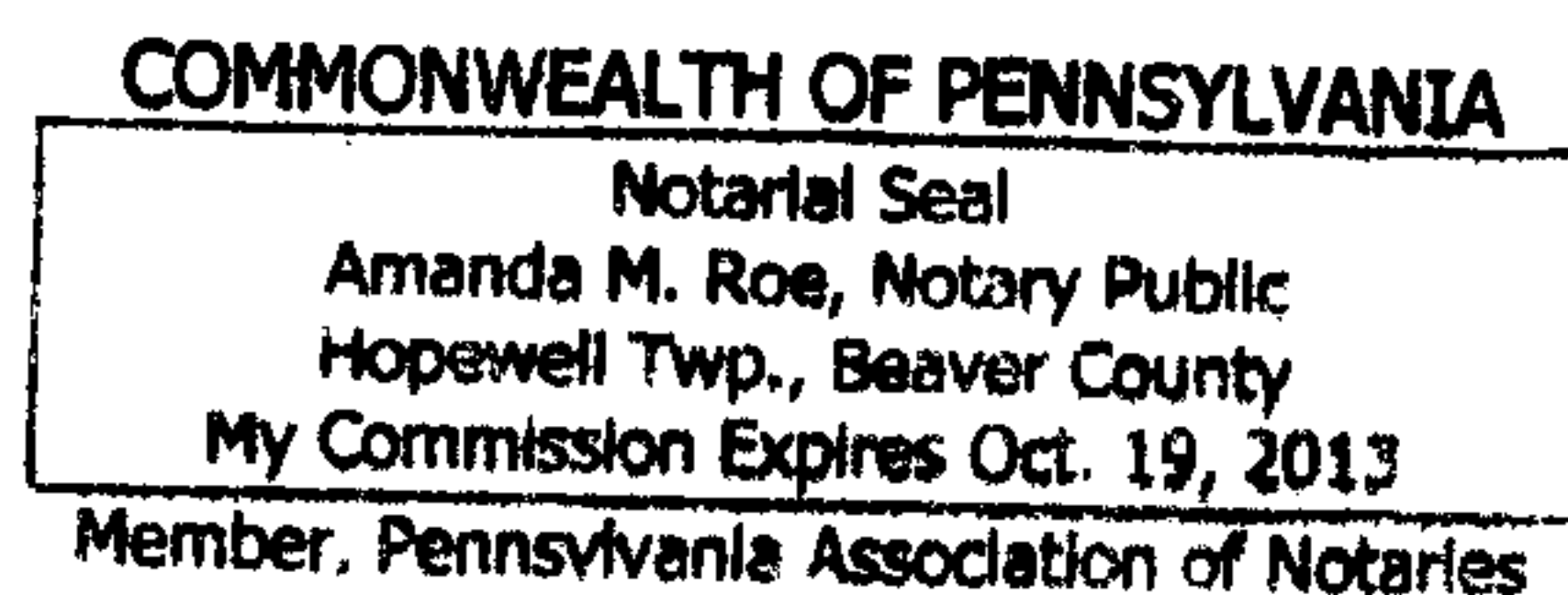
By: 

Its: Christopher Daniel 

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at  
Document Number: #20080226000076640.

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of Jan, 2011,  
the undersigned authority, personally appeared Christopher Daniel who is the  
AW of **Chicago Title Insurance Company doing business as ServiceLink,**  
as **Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION**, and is  
appearing on behalf of said corporation, with full authority to act for said corporation in this  
transaction, who is known to me or has shown                                  as identification, who after  
being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign  
this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in  
an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument  
was voluntarily executed under and by virtue of the authority given by said instrument granting  
him/her power of attorney.



  
NOTARY PUBLIC Amanda M. Roe  
My Commission Expires 10-19-13

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

