  
20110831000256810 1/3 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/31/2011 08:21:09 AM FILED/CERT

Shelby County, AL 08/31/2011  
State of Alabama  
Deed Tax: \$12.00

Commitment Number: 2661935  
Seller's Loan Number: 868447

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23-5-22-0-002-009.002**

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**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$212,000.00 (Two Hundred Twelve Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Matthew D. Hamilton** and **Courtney G. Hamilton**, hereinafter grantees, whose tax mailing address is **750 MISSION HILLS RD, ALABASTER, AL 35007**, the following real property:

**All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: Lot 1, according to the survey of Griffin's Addition to Alabaster, as recorded in Map Book 28 at page 92 in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Regions Bank d/b/a Regions Mortgage by AMN Consulting, LLC its Auctioneer and Attorney in Fact to Federal Home Loan Mortgage Corporation in Instrument 20110329000097680, recorded 03/29/2011 in SHELBY County Records.**

**Property Address is: 750 MISSION HILLS RD, ALABASTER, AL 35007**

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.



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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: **20110329000097680**

Executed by the undersigned on 8-2, 2011:

20110831000256810 3/3 \$30.00  
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**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,  
DBA ServiceLink As Attorney-in-Fact**

By: Melissa Harvey

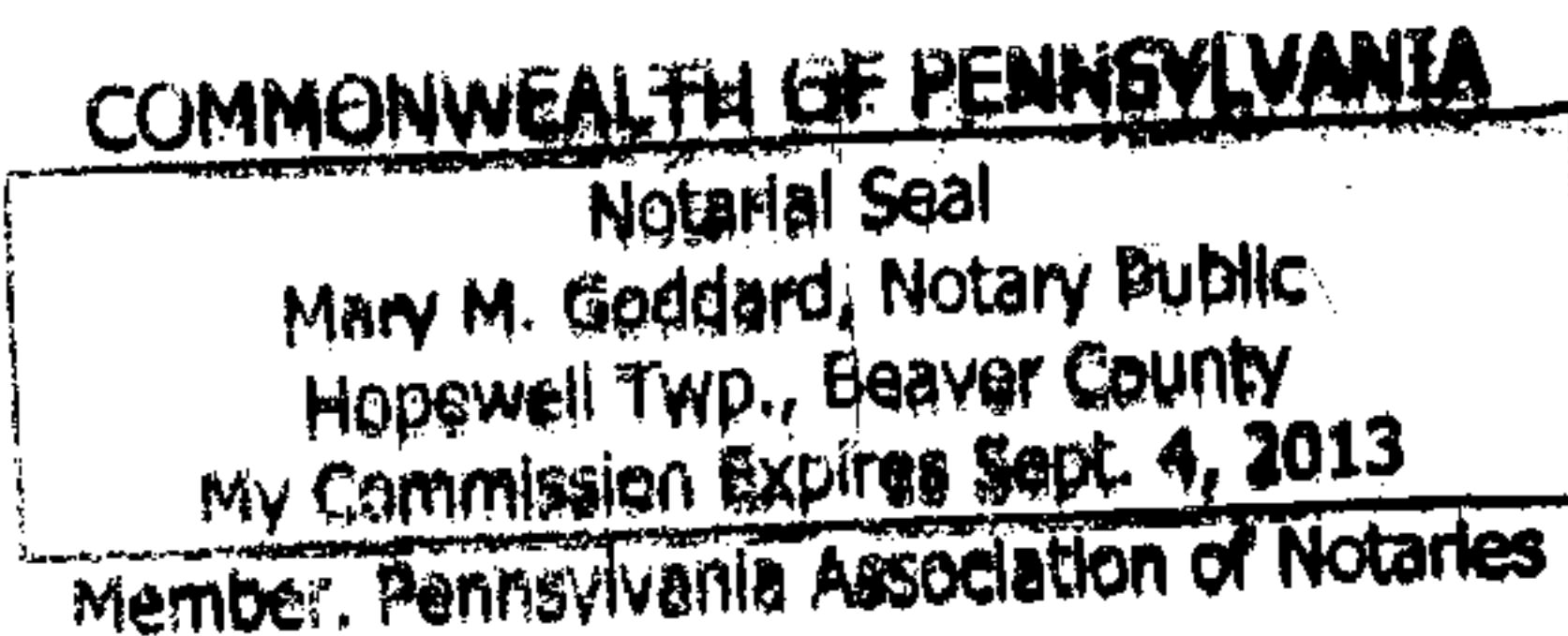
Name: Melissa Harvey

Its: AIP

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at  
Document Number: Inst# 20080226000076640.

STATE OF Pa  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of Aug,  
2011, the undersigned authority, personally appeared Missy Harvey who is the  
AIP of **Chicago Title Insurance Company doing business as  
ServiceLink**, 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 N/A 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.



Mary M. Goddard  
NOTARY PUBLIC  
My Commission Expires 9-4-13

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