

Commitment Number: 2646921

Seller's Loan Number: 865467

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 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink Hopewell Campus

4000 Industrial Boulevard

Aliquippa PA 15001

(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**117363000026086**

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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 \$100,000.00 (One Hundred Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jennifer R. Sheffield**, hereinafter grantee, whose tax mailing address is **126 Hayesbury Ct Pelham, AL 35124**, the following real property:

**All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: Lot 125, according to the Survey of Hayesbury Phase 4, recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.**


**Being the same property as conveyed from Aaron Nelson, AMN Consulting, LLC to Federal Home Loan Mortgage Corporation, as described in Doc No. 20110329000097320, Recorded 03/29/2011 in SHELBY County Records.**

**Property Address is: 126 Hayesbury Ct Pelham, AL 35124**

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 grantee forever.

  
20120605000196500 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 09:30:56 AM FILED/CERT

Executed by the undersigned on 3/22, 2012:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

By: Melissa Harvey

Name: **Melissa Harvey**

Title: **Assistant Vice President**

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

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of March, 2012, the undersigned authority, personally appeared **Melissa Harvey, Assistant Vice President of Chicago Title Insurance Company as the 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 and that this instrument was voluntarily executed under and by virtue of the said authority.

Christina Michelle McCartney  
NOTARY PUBLIC  
My Commission Expires 4/7/2015

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Christina Michelle McCartney, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 7, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

20120605000196500 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 09:30:56 AM FILED/CERT

Shelby County, AL 06/05/2012  
State of Alabama  
Deed Tax: \$3.00