



20080728000303200 1/2 \$312.00  
Shelby Cnty Judge of Probate, AL  
07/28/2008 01:51:16PM FILED/CERT

Shelby County, AL 07/28/2008  
State of Alabama

Deed Tax: \$298.00

Seller's Loan No: **372248780**

THIS INSTRUMENT PREPARED BY:

Alan C. Furr, Esq.  
Church, Minor, Furr, Harmon & Barrentine, P.C.  
*Attorneys at Law*  
1609 Cogswell Avenue  
Pell City, Alabama 35125  
(205)-338-2295

AFTER RECORDING, PLEASE RETURN TO:

SERVICELINK # *1656969*  
4000 INDUSTRIAL BLVD.  
ALIQUIPPA, PA 15001

STATE OF ALABAMA )

)

**SPECIAL WARRANTY DEED**

COUNTY OF SHELBY )

)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety-Eight Thousand and No/100 Dollars (\$298,000.00) to the undersigned grantor, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **EUGENE ROUVEYROL** (hereinafter referred to as "Grantee") all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

*\* UNMARRIED MAN*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 7, according to the Survey of Legacy Parc, as recorded in Map Book 27 Page 9 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Michael Corvin, as Auctioneer and Attorney in Fact to Branch Banking and Trust Company as set forth in Instrument 20080506000185670, recorded 05/06/2008 in SHELBY County Records.

Tax ID: 14-3-07-3-000-011.011

POA Recorded: 02/26/2008 Inst# 20080226000076640

SUBJECT TO: (1) Taxes for the year 2008 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

TITLE NOT EXAMINED BY PREPARER. Legal description provided by Grantor.

***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.***

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by DANIEL J. KATELLA, its V. Pres, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16<sup>th</sup> day of July, 2008.

**Federal Home Loan Mortgage Corporation By Chicago Title Insurance Company Dba ServiceLink As Attorney-In-Fact**

Mark Appugliese  
Witness Mark Appugliese

Terra West  
Witness Terra West

By Daniel J. Katella  
Its vice president  
Daniel J. Katella


STATE OF PENNA )  
COUNTY OF BEAVER )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DANIEL J. KATELLA, whose name as V. Pres. of **Chicago Title Insurance Company Dba ServiceLink**, a corporation as attorney-in-fact for **Federal Home Loan Mortgage Corporation** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, executed the same voluntarily and with full authority as such officer for such corporation in its capacity as attorney-in-fact on the day the same bears date.

Given under my hand and seal on this the 16<sup>th</sup> day of July, 2008.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dorothy P. Martin, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires May 10, 2011  
Member, Pennsylvania Association of Notaries

Dorothy P. Martin  
NOTARY PUBLIC  
My Commission Expires: 5-10-11

  
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