

Seller's Loan No: **466607849**

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

PLEASE SEND TAX NOTICE TO:

DIANE DAVENPORT
115 Pintail Drive
Pelham, Alabama 35124

SL# 1736986

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty-Six Thousand and No/100 Dollars (\$86,000.00) 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 **DIANE DAVENPORT** (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:

All that certain parcel of land situated in Shelby County, State of Alabama, being known and designated as follows:

Lot 1, according to the Map of 1st Addition to Alabaster Highlands, as recorded in Map Book 4, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from Michael T. Atchison as Auctioneer and Attorney-in-Fact to Federal Home Loan Mortgage Corporation, as set forth in Inst# 20081008000398510, recorded 10/08/2008 in SHELBY County Records.

Tax ID: 23-1-02-2-003-024.000

★ 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, her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by Daniel J. Katella, its VP, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of November, 2008.

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

Melinda Buckley
Witness Melinda Buckley
Chelsea Bertolo
Witness Chelsea Bertolo

By Daniel J. Katella
Its Vice President
Daniel J. Katella, VP

STATE OF PA
COUNTY OF Beaver)

Shelby County, AL 01/13/2009
State of Alabama

Deed Tax: \$86.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel J. Katella, whose name as VP 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 26 day of Nov, 2008.

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001
1736956

Marsha L. Hancock
NOTARY PUBLIC
My Commission Expires: 10-10-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010
Member, Pennsylvania Association of Notaries