

20090408000130020 1/3 \$156.50  
Shelby Cnty Judge of Probate, AL  
04/08/2009 02:23:32PM FILED/CERT

Commitment Number: 1744799

Seller's Loan Number: 460294849

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**232040006008000**

**SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION** by **Chicago Title Insurance Company, dba ServiceLink, its Attorney in Fact**, whose mailing address is 5000 Plano Parkway, Carrollton, TX 75010 hereinafter grantor, for \$139,500.00 (one hundred thirty nine thousand five hundred dollars and no cents) in consideration paid, grants with covenants of limited warranty to ~~Bryan Waller~~<sup>Paul Bryan Waller</sup>, hereinafter grantee, whose tax mailing address is **129 Churchill Drive, Maylene, AL 35114**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 207, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28 Page 91 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Mortgage Electronic Registration Systems, Inc. solely as nominee for Flagstar Bank, FSB to Federal Home Loan Mortgage Corporation, as set forth in Inst# 20081021000412280, recorded 10/21/2008 in SHELBY County Records.

Tax/Parcel ID: 232040006008000

Property Address is: 129 Churchill Drive, Maylene, AL 35114.

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.

The real property described above is conveyed subject to, and excepted from 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.

Prior instrument reference: 20080226000076640

Shelby County, AL 04/08/2009  
State of Alabama

Deed Tax: \$139.50

Executed by the undersigned on February 25, 2009:

**FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title Insurance Company, dba ServiceLink, its Attorney in Fact**

Daniel J Katella

Daniel J Katella  
Vice President

Witnesses Mark Appugliese  
Mark Appugliese

STATE OF PA  
COUNTY OF Beaver

POA recorded 2/26/09  
Inst # 20080226000076640  
in Shelby County. @

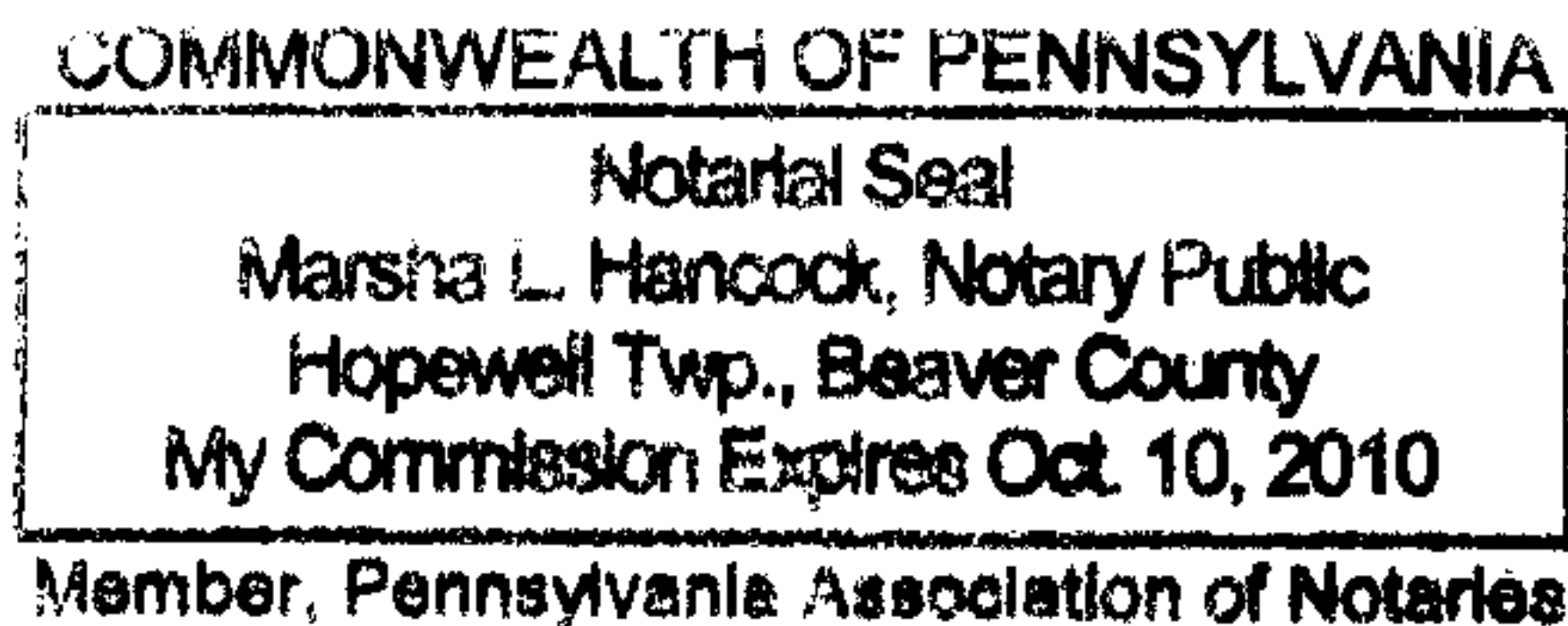
witnesses Deborah Kiss  
Deborah Kiss

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Daniel J Katella of VP of **FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title Insurance Company, dba ServiceLink, its Attorney in Fact**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as Attorney-In-Fact and with full authority executed the same voluntarily on the day the same bears date.

25 day of Feb, 2009

Given under my hand an official seal this

Marsha L Hancock  
Notary Public  
Marsha L Hancock



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This document prepared by: Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A  
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