

Commitment Number: 1753370
Seller's Loan Number: 359719988

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 3 05 0002 038.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$410,000.00 (Four Hundred and Ten Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Ralph C. Fulton Jr and Angelia C. Fulton**,* hereinafter grantee, whose tax mailing address is **6119 Rushing Parc Lane, Birmingham, AL 35244**, the following real property:

** husband and wife*

All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 38, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20 Page 33 in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Louis D. Thomas and wife, Carolyn J. Thomas to Kelly Devoe, a married woman, as described in Deed Instrument 20060602000260700, Dated 5/24/2006, Recorded 6/2/2006 in SHELBY County Records.

Property Address is: 6119 Rushing Parc Lane, Birmingham, AL 35244

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.

*Purchase Price is being partially paid by mortgage recording simultaneously herewith; therefore this deed is taxable on the difference.
Taxes are based on \$82,000.00*

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.

witness: Deborah K. S.
Deborah K. S.

Prior instrument reference: **20080226000076640**

witness: Mark Applegate
Mark Applegate

Executed by the undersigned on March 2, 2009:

Daniel Skatella

FEDERAL HOME LOAN MORTGAGE CORPORATION Daniel Skatella
By: **Chicago Title Insurance Company dba ServiceLink** VP

Its: Attorney in Fact

STATE OF PA
COUNTY OF Beaver

*POA recorded 11-1-07
instr # 20071101000505200
Shelby County

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Daniel Skatella of JP of **FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company dba ServiceLink, its Attorney in Fact**, 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.

2 day of March, 2009

Given under my hand and official seal this

Marsha L. Hancock

Notary Public

Marsha L. Hancock
my comm exp. 10-10-2010

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

