



20090513000180790 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
05/13/2009 02:01:42 PM FILED/CERT

Commitment Number: 1681313
Seller's Loan Number: 111322332

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-1-01-3-003-081.000

SPECIAL/LIMITED WARRANTY DEED

~~**~~ A PORTION OF THE CONSIDERATION IS BY MORTGAGE BEING
FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000
Plano Parkway, Carrollton, TX 75010** hereinafter grantor, for \$126,000.00 (One Hundred and
Twenty- Six Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited
warranty to **Griselda Corina Sanchez**, hereinafter grantee, whose tax mailing address is **932
Ryecroft Road, Pelham, AL 35124**, the following real property:

**Single*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known
and designated as Lot 9 in Block 3, according to the Survey of Cahaba Valley Estates, Third
Sector, as recorded in Map Book 5 Page 107 in the Probate office of Shelby County, Alabama.
Being the same property as conveyed from Shawn Felderman and Kimberly Felderman to
John B. Powers as set forth in Inst# 20050610000286070, recorded 6/10/05 in SHELBY County
Records.

~~**~~ FILED SIMULTANEOUSLY IN THE AMOUNT OF
\$ 113,400.00.

Property Address is: 932 Ryecroft Road, Pelham, AL 35124

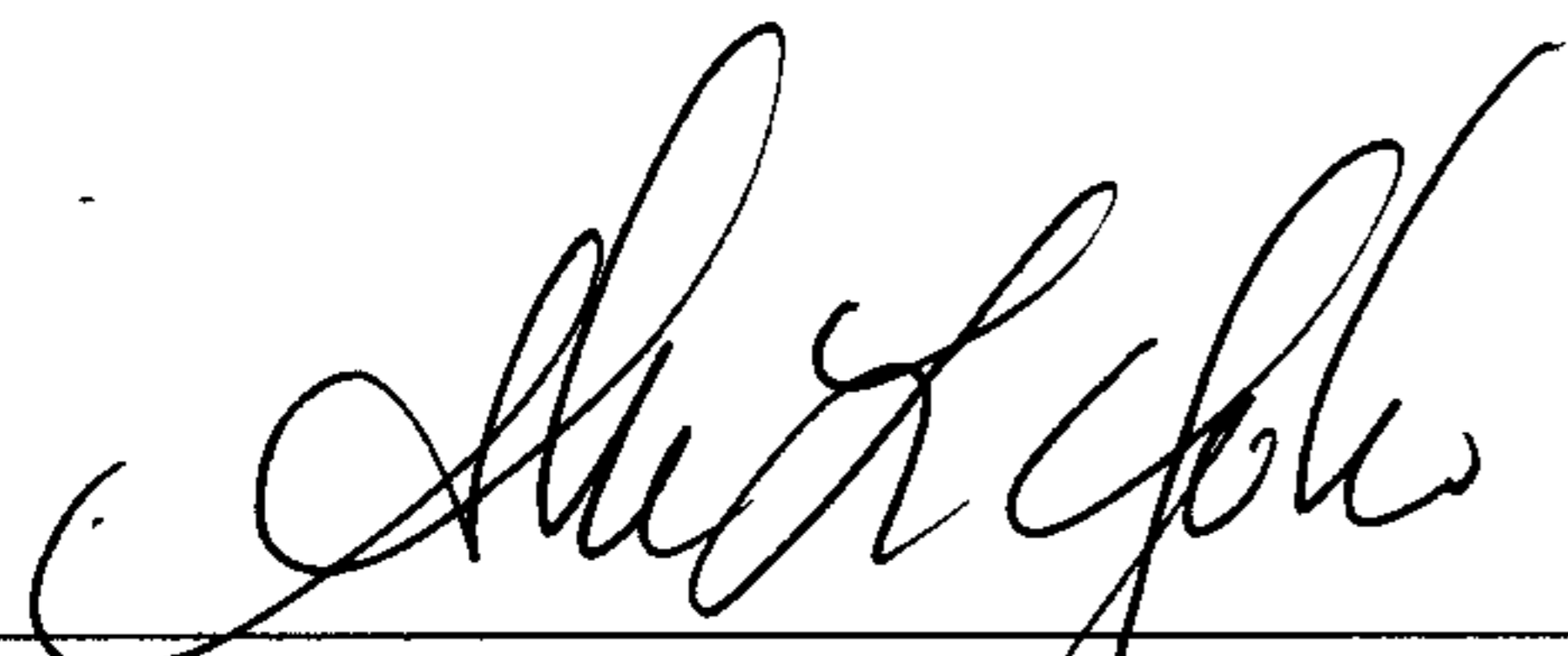
Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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: Document No. ~~20080226000076640~~

Executed by the undersigned on March 24, 2009:



FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Chicago Title Insurance Company dba ServiceLink

Sheri L. Vono VP

Its: Attorney in Fact

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

witness: Deborah Kiss
Deborah Kiss

witness: Mark Appugliese
Mark Appugliese

State of Alabama
Deed Tax : \$13.00

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STATE OF PA
COUNTY OF Beaver

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Dheri L Voho 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.

24 day of March, 2009

Given under my hand and official seal this

Marsha L Hancock
Notary Public
MARSHA L HANCOCK

This document 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

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



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