



20090602000207410 1/2 \$169.50
Shelby Cnty Judge of Probate, AL
06/02/2009 07:59:58 AM FILED/CERT

Commitment Number: 1713174
Seller's Loan Number: 447904426

After Recording Return To:

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

Shelby County, AL 06/02/2009

State of Alabama

Deed Tax : \$155.50

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-9-30-3-002-008.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$265,500.00 (Two Hundred and Sixty-Five Thousand Dollars and Five Hundred Dollars and No Cents) in consideration paid, grants with covenants of limited warranty to ~~Ronnie~~ **Fleming** and **Sonja Fleming**, Husband and Wife hereinafter grantee, whose tax mailing address is **1004 Parkmont Way, Chelsea AL 35043**, the following real property: **Ronald*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 1-87, according to the Survey of Chelsea Park First Sector Phase I and Phase II, as recorded in Map Book 34 Page 21 A and B, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Countrywide Home Loans, Inc. by Corvin Auctioneering, LLC to Federal Home Loan Mortgage Corporation as set forth in Deed Inst# 2008-327560, recorded 08/14/2008 in SHELBY County Records.

Tax/Parcel ID: 08-9-30-3-002-008.000

Property Address is: 1004 Parkmont Way Chelsea, AL 35043

\$110,000 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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: 2008-327560 8/14/2008
20080226000076640

Executed by the undersigned on May 27, 2009:


FEDERAL HOME LOAN MORTGAGE CORPORATION

By: **Chicago Title Insurance Company dba ServiceLink**

Its: Attorney in Fact

Dave Sternmetz
Vice President

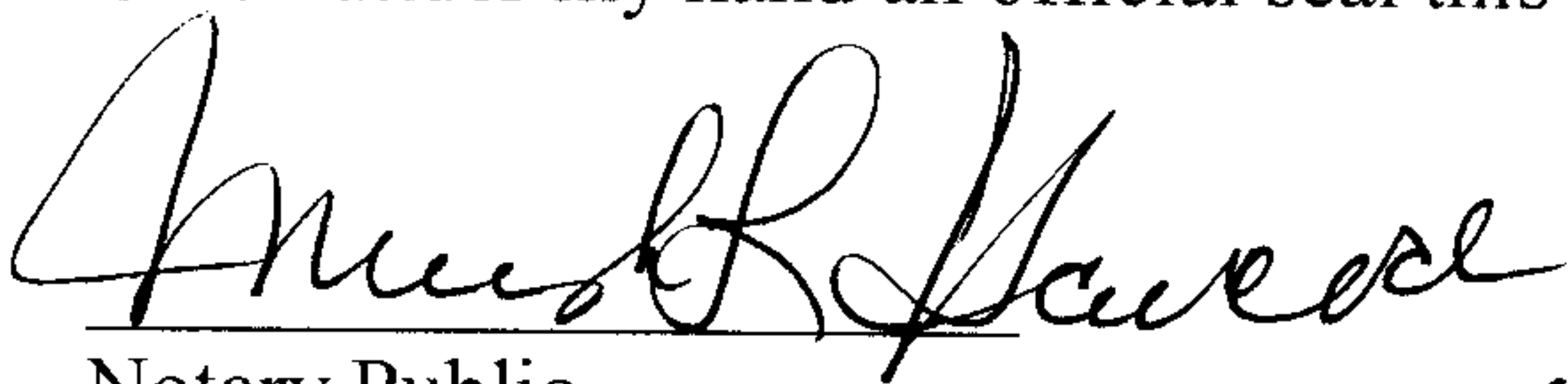
POA recorded 2/26/2008
Inst # 20080226000076640
in Shelby County

STATE OF PA
COUNTY OF Beaver

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Dave Sternmetz its VP on behalf 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.

27 day of May, 2009

Given under my hand and official seal this


Notary Public

Marsha L. Hancock

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

