



20090803000295130 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/03/2009 10:12:36 AM FILED/CERT

Commitment Number: 1753811  
Seller's Loan Number: 419372334

After Recording Return To:

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

*Deed consideration is being paid by mortgage amount of \$341,550.00*

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09 2 09 0 005 041.000**

---

### **SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$379,500.00 (Three Hundred Seventy- Nine Thousand Dollars Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Charles S Carroll and Peggy L Carroll**, hereinafter grantee, whose tax mailing address is **1000 Westwick Circle, Birmingham, AL 35242**, the following real property:

All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 1214, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 Page 137, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, recorded as Instrument



20090803000295130 2/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/03/2009 10:12:36 AM FILED/CERT

**#2000-20771, in the Probate Office of Shelby County, Alabama (which, together with all**

**amendments thereto, is hereafter collectively referred to as the "Declaration"). Being the same property as conveyed from Countrywide Home Loans, Inc. by Corvin Auctioneering, LLC to Federal Home Loan Mortgage Corporation as described in Deed Instrument 20081105000428620, Recorded 11/05/2008 in SHELBY County Records. Property Address is: 1000 Westwick Circle, Birmingham, AL 35242**

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: *20081105000428620*  
*20080226000076640* ©

Executed by the undersigned on *May 13*, 2009:

*[Signature]*  
*Sheri L Yano*  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
By: Chicago Title Insurance Company dba ServiceLink  
Deed Tax : \$38.00  
Its: attorney in fact

*Power of Attorney recorded on  
2-26-2008 in Instrument # 20080226000076640*



20090803000295130 3/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/03/2009 10:12:36 AM FILED/CERT

STATE OF PA  
COUNTY OF Beaver

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Sheri Upko of VP of **FEDERAL HOME LOAN MORTGAGE CORPORATION** by **Chicago Title Insurance Company dba ServiceLink it 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.

13 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

