

Commitment Number: 1924080  
Seller's Loan Number: 098073923

After Recording Return To:


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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-2-04-0-005-041.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$344,900.00 (Three Hundred and Forty-Four Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **James Bradley Proctor** and **Emily S. Proctor**, husband and wife, hereinafter grantee, whose tax mailing address is **4049 Grove Park Circle, Birmingham, AL 35242**, the following real property:

*\* husband and wife* 

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 1127, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C & 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 Instrument #1996-17543 and further amended in 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, 11th Sector, recorded as Instrument #2000-41316 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Being the same property as conveyed from Wells Fargo Bank, N.A. by Aaron Warner, Auctioneer and Attorney in Fact to Federal Home Loan Mortgage Corporation as described in Instrument 2009050800173360, recorded 05/08/2009 in SHELBY County Records



20090807000305320 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/07/2009 02:38:36 PM FILED/CERT

**Property Address is: 4049 Grove Park 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: ~~20080226000076640~~

2009050800173360 (uA)



20090807000305320 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/07/2009 02:38:36 PM FILED/CERT

Executed by the undersigned on June 12<sup>th</sup>, 2009:

  
**FEDERAL HOME LOAN MORTGAGE CORPORATION** David Sternmetz  
By: **Chicago Title Insurance Company dba ServiceLink** Vice President

Its: Attorney in Fact

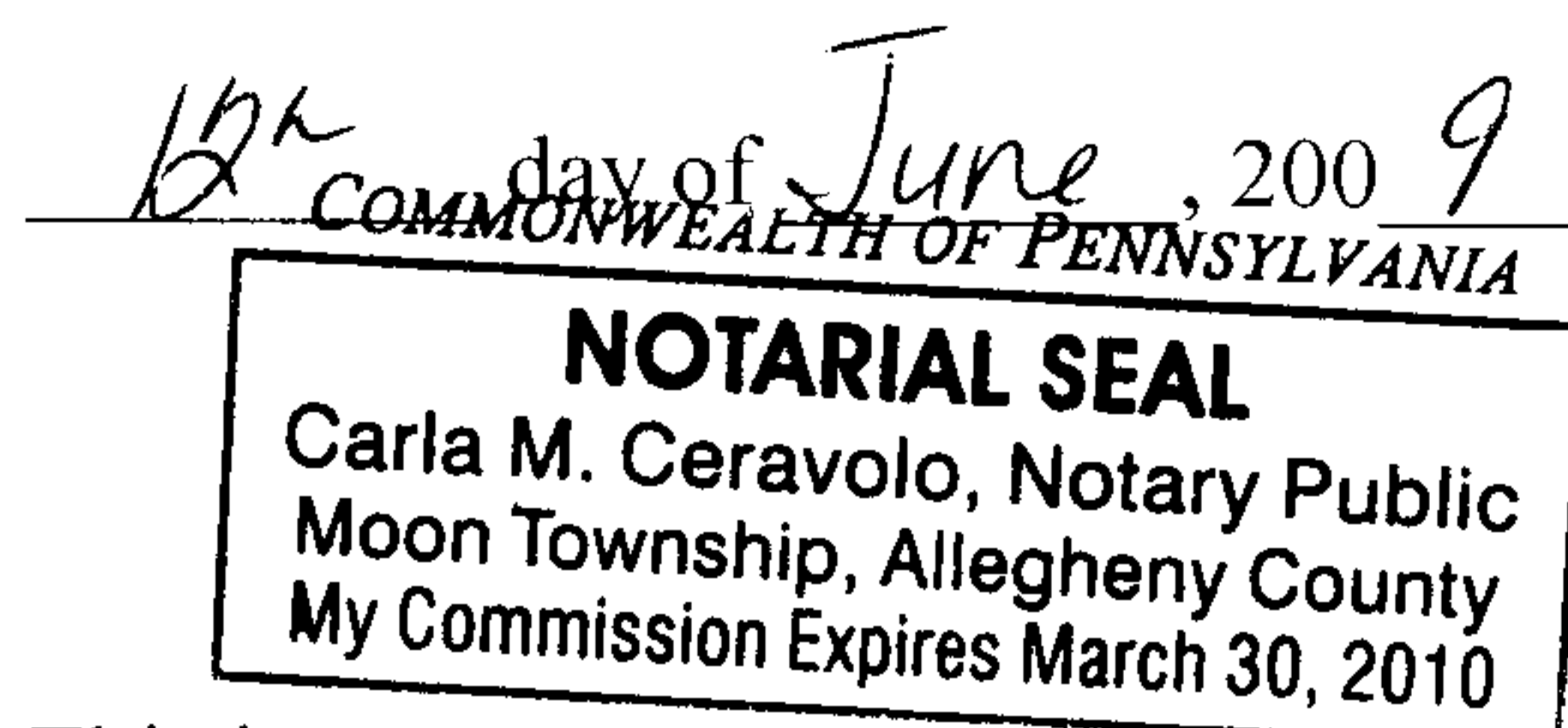
\* POA recorded 2/26/2008 Inst# 200802260000 76640  
in Shelby County. ~~PA~~

STATE OF Pennsylvania  
COUNTY OF Allegheny

Witness Mark Appugliese  
Mark Appugliese  
Witness: Deborah Kiss  
Deborah Kiss

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

Given under my hand and official seal this



Carla M. Ceravolo  
Notary Public Carla M. Ceravolo

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