

Commitment Number: 2000515  
Seller's Loan Number: 387004157

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14-307-3000-009.001**

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**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$135,000.00 (One Hundred and Thirty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **ANDREW J. ENGELS** and **KRISTY ENGELS**, hereinafter grantees, whose tax mailing address is **1744 Highway 33, Pelham, AL 35124**, the following real property:

**All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: COMMENCE AT THE SW CORNER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE 23 DEGREES 42 FEET RIGHT OFF THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 453.28 FEET TO A POINT; THENCE 25 DEGREES 54 FEET RIGHT AND ALONG:THE CENTERLINE OF FUNGO HOLLOW ROAD A DISTANCE OF 509.33 FEET TO A POINT; THENCE 90 DEGREES RIGHT A DISTANCE OF 40 FEET TO THE PONT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 313.06 FEET TO A POINT; THENCE 90 DEGREES LEFT 208.71 FEET TO A POINT; THENCE 90 DEGREES LEFT 313.06 FEET TO A POINT; THENCE 90 DEGREES LEFT 208.71 FEET TO THE POINT OF BEGINNING. Being the same property as conveyed from J. Todd Rosser and Mary B. Rosser, husband and wife to Eric Shippers and Amanda Shippers, as joint tenants with right of survivorship, as described in Inst# 20040811000450240, Dated 08/06/2004, Recorded 08/11/2004 in SHELBY County Records. Tax/Parcel ID: 14 307 3000 009.001**  
**Property Address is: 1744 Highway 33, Pelham, AL 35124**



20100129000028810 2/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
01/29/2010 01:06:26 PM FILED/CERT

**Property Address is: 1744 Highway 33, 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 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 grantees forever.

Prior instrument reference: **20090714000270800**

20100129000028810 3/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
01/29/2010 01:06:26 PM FILED/CERT

Executed by the undersigned on Sept 10, 2009:

**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,  
DBA ServiceLink As Attorney-in-Fact**

By: Daniel J. Katella

Its: Assistant Vice President

STATE OF PA  
COUNTY OF Allegheny

Deed Tax : \$135.00

The foregoing instrument was acknowledged before me on Sept 10, 2009 by Daniel J. Katella its AVP on behalf of **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact**, who is personally known to me or has produced Personally Known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Kevin J. Barker, Notary Public  
South Strabane Twp., Washington County  
My Commission Expires Nov. 18, 2011  
Member, Pennsylvania Association of Notaries

Kevin J. Barker  
Notary Public  
Kevin J. Barker  
Exp 11-18-2011

This instrument prepared by: Jay A. Rosenberg  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170