



20100218000049450 1/3 \$99.00
Shelby Cnty Judge of Probate, AL
02/18/2010 02:00:50 PM FILED/CERT

Shelby County, AL 02/18/2010

State of Alabama

Deed Tax : \$80.00

Commitment Number: 2102939
Seller's Loan Number: 644433

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-8-28-1-005-012.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$80,000.00 (Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Brittany Lauren Fischer**, an unmarried woman, hereinafter grantee, whose tax mailing address is **1406 Hillsboro Lane, Helena, AL 35080**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 12 ACCORDING TO THE SURVEY OF BRECKENRIDGE PARK ROYAL RIDGE SECTOR AS RECORDED IN MAP BOOK 23, PAGE 96, SHELBY COUNTY, ALABAMA RECORDS.

Being the same property as conveyed from **SCOTT D. HEIKEN, A SINGLE MAN** to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, as described in **INST# 20090430000159120, Dated 04/07/2009, Recorded 04/30/2009** in Shelby County Records.
Property Address is: **1406 Hillsboro Lane, Helena, AL 35080**


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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantee forever.

Prior instrument reference: **20090430000159120** *Recorded 4-30-09*



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Executed by the undersigned on Feb 3rd, 2010

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

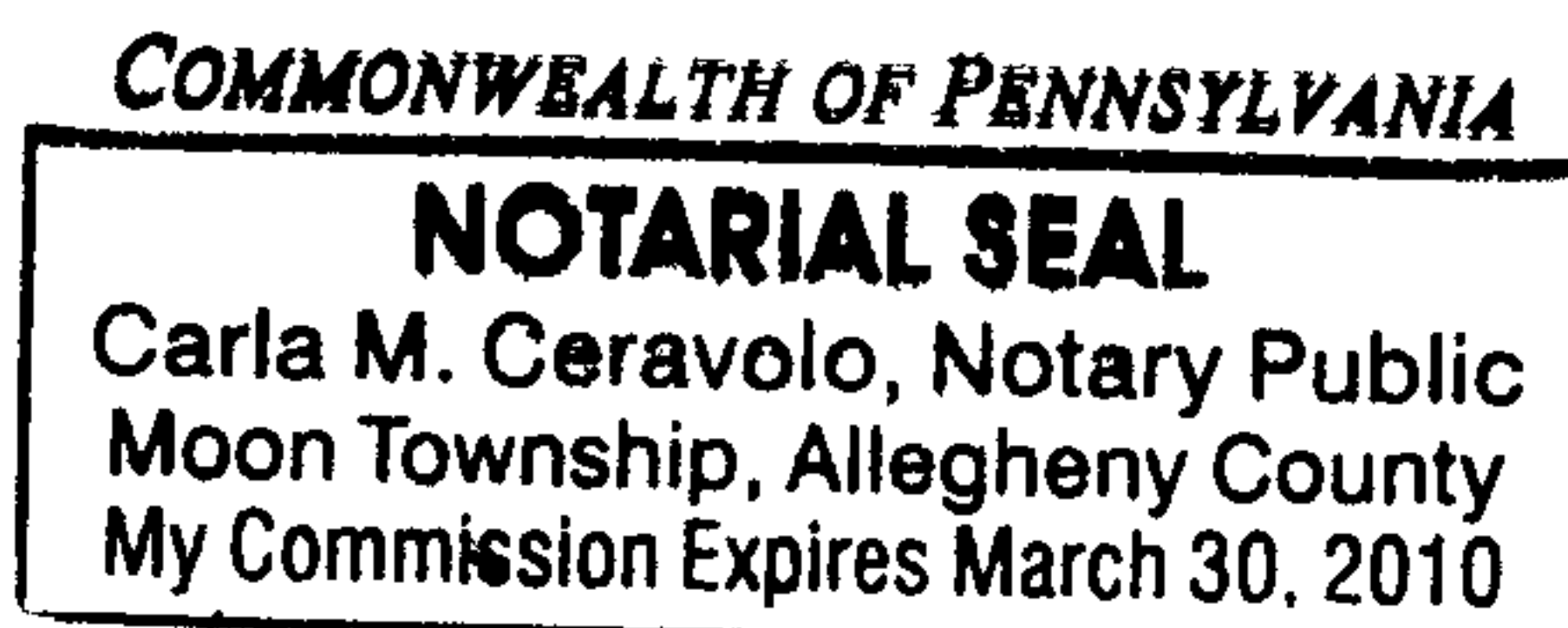
By: Daniel J Katella

Its: Assistant Vice President
Daniel J Katella

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at
Document Number: Inst# 20080226000076640

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Feb 3rd, 2010 by
Daniel J Katella its Asst 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.



Carla M Ceravolo
Notary Public
Carla M Ceravolo
My comm exp: 3-30-2010

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

Mail tax statements to:
Brittany Lauren Fischer
1406 Hillsboro Lane
Helena AL 35080