

20100309000069280 1/3 \$95.50
Shelby Cnty Judge of Probate, AL
03/09/2010 03:05:54 PM FILED/CERT

Commitment Number: 2087761
Seller's Loan Number: 696276

After Recording Return To:

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

Mortgage amount: 77,048.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-3-06-2-001-028.000 and 19-3-06-2-001-029.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for ~~\$78,000.00 (Seventy Eight Thousand Dollars and~~ ^(DLC) ~~no Cents)~~ in consideration paid, grants with covenants of limited warranty to **Nikki Matherson**,^{*} as sole and separate property, hereinafter grantee, whose tax mailing address is **20 Hill Street, Wilsonville AL 35186**, the following real property: ^{** Unmarried}

* 78,470.00 Seventy eight thousand four hundred and seventy dollars
All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: **LOTS 10, 11 AND 12, ACCORDING TO SURVEY OF HILL SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.** Being the same property as conveyed from Linda L. Aldous, a single woman to Douglas Brian Johnson, as described in Inst# 2070817000389360, Dated 08/10/2007, Recorded 08/17/2007 in SHELBY County Records. Tax/Parcel ID: 19-3-06-2-001-028.000 and 19-3-06-2-001-029.000
Property Address is: 20 Hill Street, Wilsonville AL 35186



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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: **20091210000453840** recorded 12-10-09

Deed Tax : \$78.50

Executed by the undersigned on January 28 2010:

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

By: Daniel J Katella
 Daniel J Katella
Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 11/1/2007 at Inst # 2007110100050.

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on January 28, 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 Personal Knowledge 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 Ceravolo
Notary Public Carla Ceravolo
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010
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:

Nikki Matherson
20 Hill St Wilsonville AL 35186