



20100316000076610 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
03/16/2010 12:29:56 PM FILED/CERT

Commitment Number: 2129474
Seller's Loan Number: 710422

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-31-0-000-001.009


SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$352,225.00 (Three Hundred and Fifty Two Thousand Two Hundred Twenty Five Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Danielle Turner and Jason Turner, husband and wife**, hereinafter grantee, whose tax mailing address is **101 Windsor Way, Pelham, AL 35124-2842**, 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: LOT 28, ACCORDING TO THE SURVEY OF WEATHERLY, WINDSOR, SECTOR II, AS RECORDED IN MAP BOOK 18 PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATE IN SHELBY COUNTY, ALABAMA. Being the same property as conveyed from Ronald P. Tyra and Kathy Tyra, husband and wife to Joel Moore, a single man, as described in Inst# 20060918000462860, Dated 09/12/2006, Recorded 09/18/2006 in SHELBY County Records. Tax/Parcel ID: 14-9-31-0-000-001.009

Property Address is: 101 Windsor Way, Pelham, AL 35124-2842

\$ 281,625.00 ~~loan~~
of Deed Consideration being paid with
mortgage (173)


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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: _____



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Executed by the undersigned on January 26th, 2010:

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

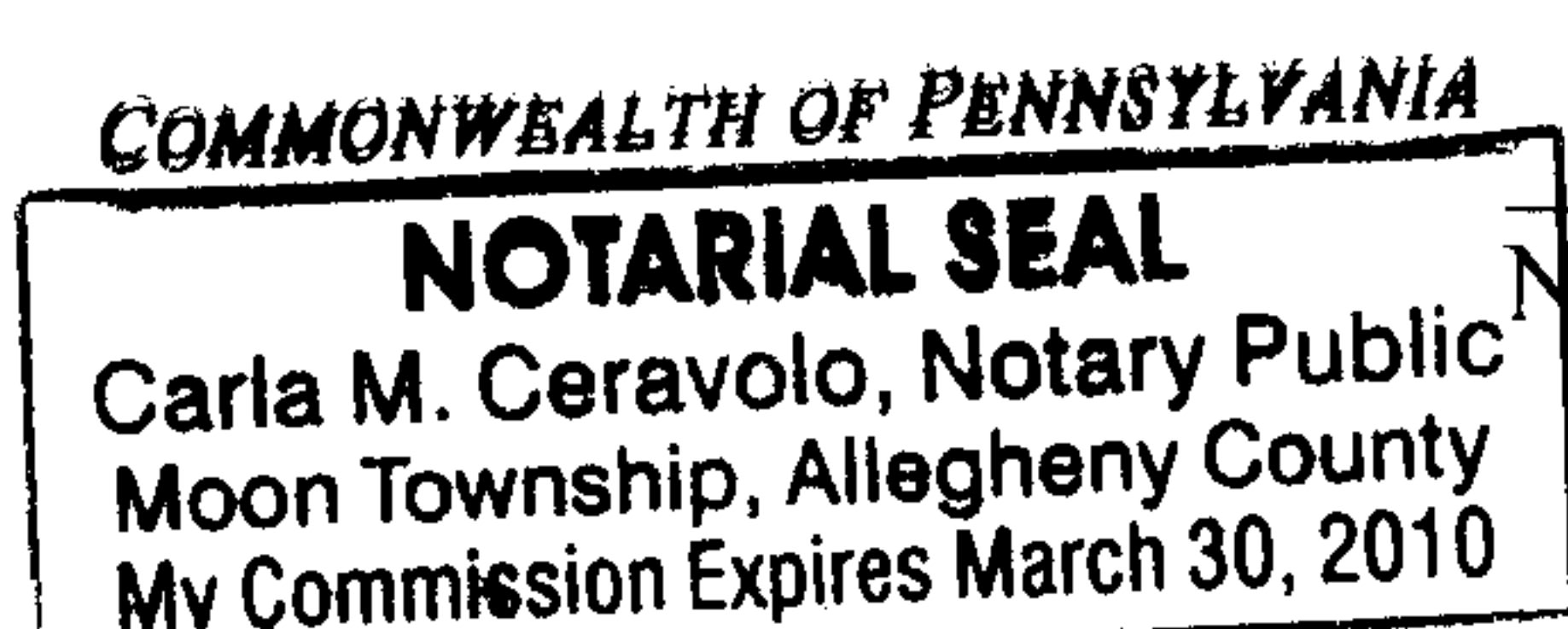
By: Daniel J Katella Daniel J Katella

Its: Assistant Vice President

* Power of Attorney
recorded on 2/26/2008
in instrument #
20080226000076640.

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on January 26th, 2010 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.



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

Shelby County, AL 03/16/2010

State of Alabama

Deed Tax : \$71.00