



20100323000084380 1/3 \$157.00
Shelby Cnty Judge of Probate, AL
03/23/2010 12:39:42 PM FILED/CERT

Commitment Number: 2095150
Seller's Loan Number: 698077

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
032-03920-000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$140,000.00 (One Hundred and Forty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **B. CLAYTON DOROUGH** and **CAROL S. DOROUGH**, hereinafter grantees, whose tax mailing address is **158 PEBBLE LANE, ALABASTER, AL 35007**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 17, according to the Survey of Oakwood Village, Phase 2, as recorded in Map Book 20, Page 81, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from OneWest Bank FSB to Federal Home Loan Mortgage Corporation, as described in Document No. 20091105000414080, Dated 10/27/2009, Recorded 11/05/2009 in SHELBY County Records.

Property Address is: 158 PEBBLE LANE, ALABASTER, AL 35007



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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 grantees forever.

Prior instrument reference: **20091105000414080**

Executed by the undersigned on March 15th, 2010:

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

By: Daniel J. Rotella

Its: Assistant vice president

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

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15th day of March,
2010, the undersigned authority, personally appeared Daniel J. Rotella who is the
AVP of **Chicago Title Insurance Company doing business as Service
Link, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION**,
and is appearing on behalf of said corporation, with full authority to act for said corporation in
this transaction, who is known to me or has shown Personally Known as identification,
who after being by me first duly sworn, deposes and says that he/she has the full binding legal
authority to sign this deed on behalf of the aforementioned corporation and acknowledge said
authority is contained in an instrument duly executed, acknowledged; and recorded as set forth
above, and that this instrument was voluntarily executed under and by virtue of the authority
given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Carla M. Ceravolo, Notary Public
Moon Township, Allegheny County
My Commission Expires March 30, 2010

Carla M. Ceravolo
NOTARY PUBLIC Carla M. Ceravolo
My Commission Expires 3-30-10

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

State of Alabama
Deed Tax : \$140.00