

Commitment Number: 2088794  
Seller's Loan Number: 696390

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**21725400101100**

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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 \$163,500.00 (One Hundred and Sixty-Three Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Charles H. Thornburg II, a married man**, and **Christy D. Thornburg, a single woman**, hereinafter grantees, whose tax mailing address is **101 Dogwood Drive, Columbiana, AL 35051**, 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 14, according to the Survey of First Addition to Triple Springs, Second Sector, as recorded in Map Book 6, Page 155, Probate Office, Shelby County, Alabama. Being the same property as conveyed from Bank of America, National Association by Aaron Nelson, Auctioneer and Attorney-in-fact to Bank of America, National Association, as described in Document No. 2009102100039690, Dated 10/13/2009, Recorded 10/21/2009 in SHELBY County Records.**


**Property Address is: 101 Dogwood Drive, Columbiana, AL 35051**

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: **20100120000019050**

  
20100520000159470 2/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
05/20/2010 03:15:50 PM FILED/CERT

Executed by the undersigned on April 22, 2010:

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

By: Daniel J Katella Daniel J Katella

State of Alabama

Its: Assistant Vice President

Deed Tax : \$27.00

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: Inst# 20080226000076.

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of April, 2010, the undersigned authority, personally appeared Daniel J Katella who is the AVP of **Chicago Title Insurance Company doing business as ServiceLink, 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 ID 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.

James A. Grier  
NOTARY PUBLIC  
My Commission Expires June 1 2010

NOTARIAL SEAL  
James A. Grier, Notary Public  
Cranberry Twp., Butler County  
My commission expires June 1, 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



20100520000159470 3/3 \$44.00  
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