



20100520000159560 1/3 \$258.00  
Shelby Cnty Judge of Probate, AL  
05/20/2010 03:21:23 PM FILED/CERT

Commitment Number: 2193346  
Seller's Loan Number: 728635

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**03-9-30-0-002-046.000**

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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 \$241,000.00 (Two Hundred and Forty-One Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Marshall P. Eberhart and Susan Eberhart**, hereinafter grantees, whose tax mailing address is **3301 Brook Highland Circle, Birmingham, AL 35242**, 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 59, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 2ND SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 63A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from Aaron Nelson, as Auctioneer to CitiMortgage, Inc., as described in Doc# 20100217000046850, Dated 02/09/2010, Recorded 02/17/2010 in SHELBY County Records. Tax/Parcel ID: 03-9-30-0-002-046.000**  
**Property Address is: 3301 Brook Highland Circle, Birmingham, AL 35242**

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: **20100217000046850**



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Executed by the undersigned on May 6<sup>th</sup>, 2010:

*[Signature]*

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

By: *[Signature]*

Its: *[Signature]*

*POA* A Power of Attorney relating to the above described property was recorded on 02/26/2007 at Document Number: Book LR200760, Page .

STATE OF Pennsylvania  
 COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 6<sup>th</sup> day of May, 2010, the undersigned authority, personally appeared *[Signature]* who is the *[Signature]* 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 *Person 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.

*Carla M Ceravolo*  
 NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA  
 My Commission Expires **NOTARIAL SEAL**  
*Carla M. Ceravolo* Carla M Ceravolo, Notary Public  
 Moon Township, Allegheny County  
 My commission expires March 30, 2014

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 : \$241.00