



20100628000203910 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
06/28/2010 09:30:49 AM FILED/CERT

Commitment Number: 2092218

Seller's Loan Number: 697416

After Recording Return To:

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

Deed Consideration - 185,000.00
148,000.00 of Mortgage paying
Consideration

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-5-21-0-000-001.043

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$185,000.00 (One Hundred and Eighty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Richard I Neill Jr**, hereinafter grantee, whose tax mailing address is **126 Woodbury Dr., Street, AL 35147**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 234, ACCORDING TO THE SURVEY OF FOREST PARKS - 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from JOHN G. YAKOUMIS AND YAMILETH YAKOUMIS, HUSBAND AND WIFE to MARY E. TAYLOR BROWN, as described in INST# 20060605000263340, Dated 05/26/2006, Recorded 06/05/2006 in SHELBY County Records. Tax/Parcel ID: 09-5-21-0-000-001.043

Property Address is: 126 Woodbury Dr., Street, AL 35147

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.



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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: **20091117000427520**

Executed by the undersigned on April 6th, 2010:

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

By: Shen L Yoho

Its: VP

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

STATE OF Pennsylvania
COUNTY OF Allegheny

Deed Tax : \$37.00

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 6th day of April, 2010, the undersigned authority, personally appeared Shen L Yoho who is the VP 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 Pedonay Krown 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
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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