

Commitment Number: 2227402
Seller's Loan Number: 739538

After Recording Return To:

ServiceLink Hopewell Campus	
4000 Industrial Boulevard	
Aliquippa, PA 15001	
(800) 439-5451	(3)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
046140001042002

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$24,000.00 (Twenty-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Billie Wilson**, hereinafter grantee, whose tax mailing address is **52112 HIGHWAY 25, VANDIVER, AL 35176**, the following real property:
** married*

All that certain parcel of land situate in the County of Shelby and State of Alabama being described as follows:

From an iron pin accepted as the SE corner of the NE ¼ of NE ¼ of Section 14, Township 18 South, Range 1 East, run thence North along the accepted East boundary of said NE ¼ of NE ¼ a distance of 29.76 feet; thence turn 90 deg. 05 min. 28 sec. left and run 771.50 feet to the point of beginning of herein described parcel of land; thence turn 92 deg. 26 min. 44 sec. left and run 116.24 feet to a ½ inch rebar on an accepted fence line; thence turn 90 deg. 00 min. right and run 254.00 feet along an accepted fence line to a ½ inch rebar on the Northerly boundary of Alabama Highway No. 25 (80 foot right of way); thence turn 42 deg. 27 min. 41 sec. right and run a chord distance of 70.74 feet to a ½ inch rebar on said highway boundary; thence turn 45 deg. 52 min. 20 sec. right and run 81.69 feet to a ½ inch rebar; thence turn 66 deg. 42 min. 25 sec. right and run 55.62 feet to a ½ inch rebar; thence turn 27 deg. 51 min. 11 sec. right and run 258.47 feet to a ½ inch rebar; thence turn 87 deg. 06 min. 23 sec. right and run 23.60 feet to the point of beginning of herein described parcel of land; being situated in the E ½ of NE ¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.

Being the same property as conveyed from U.S. Bank, N.A. to Federal Home Loan Mortgage Corporation, as described in Deed Inst. 20100329000092000 Dated 03/15/2010, Recorded 03/29/2010 in SHELBY County Records.

Property Address is: 52112 HIGHWAY 25 VANDIVER AL 35176.

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: **2000-12302**



20100927000317860 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
09/27/2010 02:47:18 PM FILED/CERT

Executed by the undersigned on 9-2, 2010:

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

By: Daniel J. Katella
Daniel S. Katella

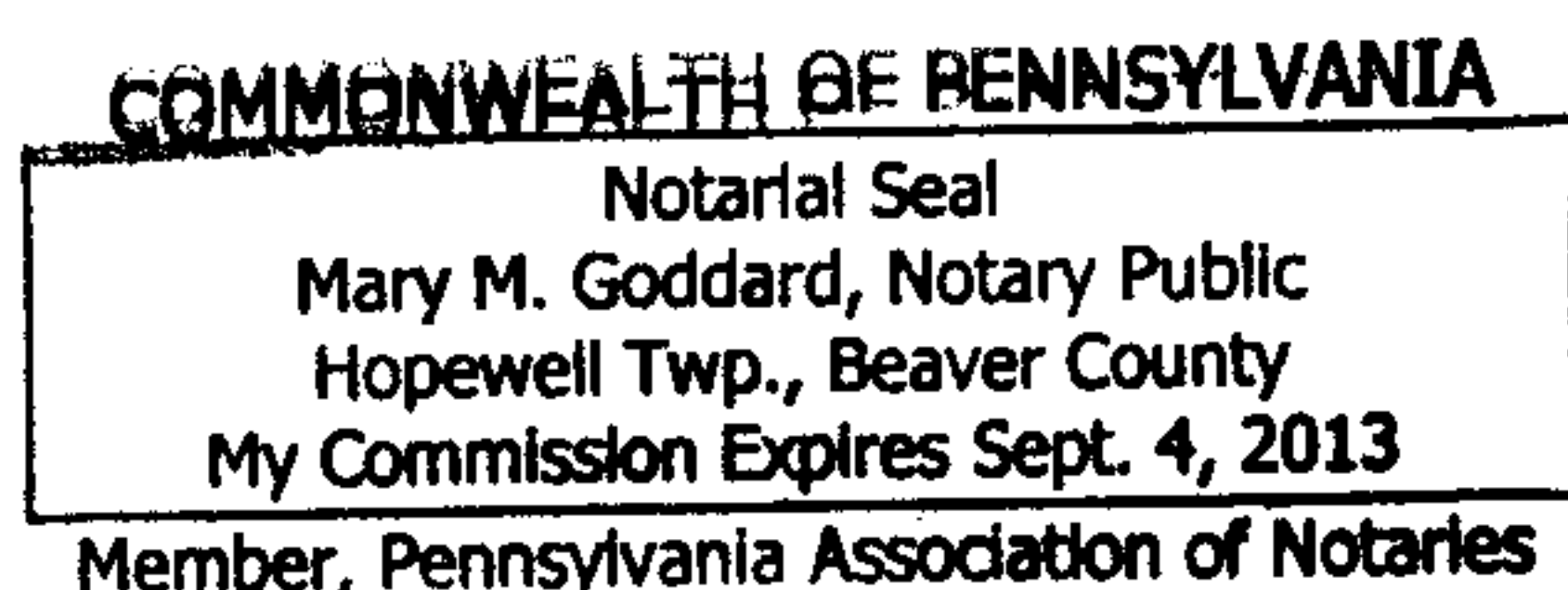
Its: Assistant Vice President

Deed Tax : \$24.00

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

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of Sept, 2010, the undersigned authority, personally appeared Mary J. Katella who is the AUP 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 NA 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.



Mary M. Goddard

NOTARY PUBLIC Mary M. Goddard

My Commission Expires 9-4-13

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



20100927000317860 3/3 \$42.00
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