

20101223000431690 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
12/23/2010 10:49:30 AM FILED/CERT

Commitment Number: 2106525
Seller's Loan Number: 702695

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-2-04-0-001-040.005


SPECIAL/LIMITED WARRANTY DEED

Mortgage amount is \$248,000.00.

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$310,000.00 (Three Hundred and Ten Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Nicole Saia, a married person**, hereinafter grantee, whose tax mailing address is **191 MERRY GLEN LN., CHELSEA, AL 35043**, 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: A parcel of land situated in the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of above said Section, Township and Range; thence South 00 degrees 00 minutes 00 seconds East a distance of 843.91 feet, thence North 84 degrees 34 minutes 01 seconds West a distance of 259.92 feet to the point of beginning, thence continue along the last described course, a distance of 299.18 feet, thence North 30 degrees 53 minutes 32 seconds West a distance of 63.78 feet to a point, said point being the beginning of a curve to the left having a radius of 493.00 feet, a central angle of 17 degrees 08 minutes 44 seconds and subtended by a chord which bears North 39 degrees 27 minutes 53 seconds West and a chord distance of 146.98 feet; thence along the arc of said curve a distance of 147.53 feet; thence North 48 degrees 02 minutes 15 seconds West a distance of 165.20 feet; thence South 84 degrees 34 minutes 01 seconds East a distance of 549.31 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 254.98 feet to the point of beginning. Also, A right of way road or easement being 30 feet in width and to be used for the purpose of ingress and, egress and fully

Shelby County, AL 12/23/2010
State of Alabama
Deed Tax: \$62.00


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extending Northwesterly from the Carolyn Nivens 7.5 acre tract to the pavement of Shelby County Highway 39 and to be described as being 15 feet in uniform width on each side of the following centerline description: From the Southwest corner of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West Shelby County, Alabama, run North along the West 1/4 - 1/4 line 498.28 feet to an iron pin, thence turn right 91 degrees 15 minutes and run Easterly to an iron pin (Northwest corner of Nivens 7.5 acre tract); thence continue Easterly along last named course for 96.5 feet to the point of beginning of herein described centerline, thence turn left 130 degrees 15 minutes and run Northwesterly 227.5 feet; thence turn left 14 degrees 03 minutes and continue Northwesterly 263.3 feet; thence turn right 31 degrees 32 minutes and continue Northwesterly 175.1 feet; thence turn right 12 degrees 51 minutes and continue Northwesterly 95.6 feet; thence turn left 13 degrees 25 minutes and continue Northwesterly 263 feet to a point in the pavement of Shelby County Highway #39 and point of ending of herein described centerline. Herein described easement being a part of portion of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama. Being the same property as conveyed from Aaron Nelson, as Auctioneer to Federal Home Loan Mortgage Corporation, as described in Inst# 20091118000429510, Dated 11/10/2009, Recorded 11/18/2009 in SHELBY County Records. Property Address is: 191 MERRY GLEN LN., CHELSEA, AL 35043


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.

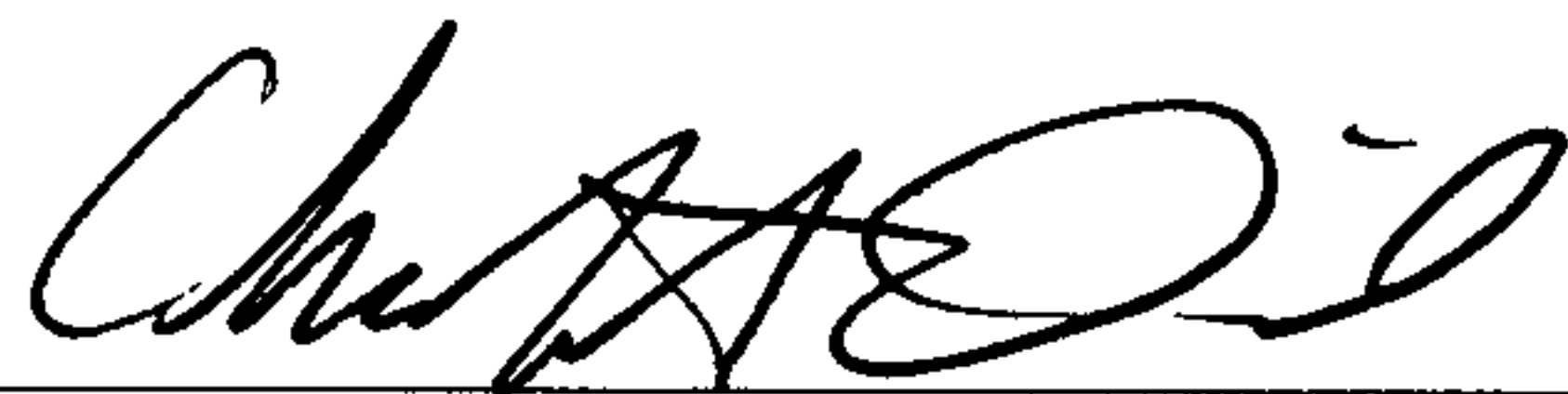
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: 20091118000429510

Executed by the undersigned on 11/23, 2010:


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

By: Christopher Daniel

Its: AWP

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

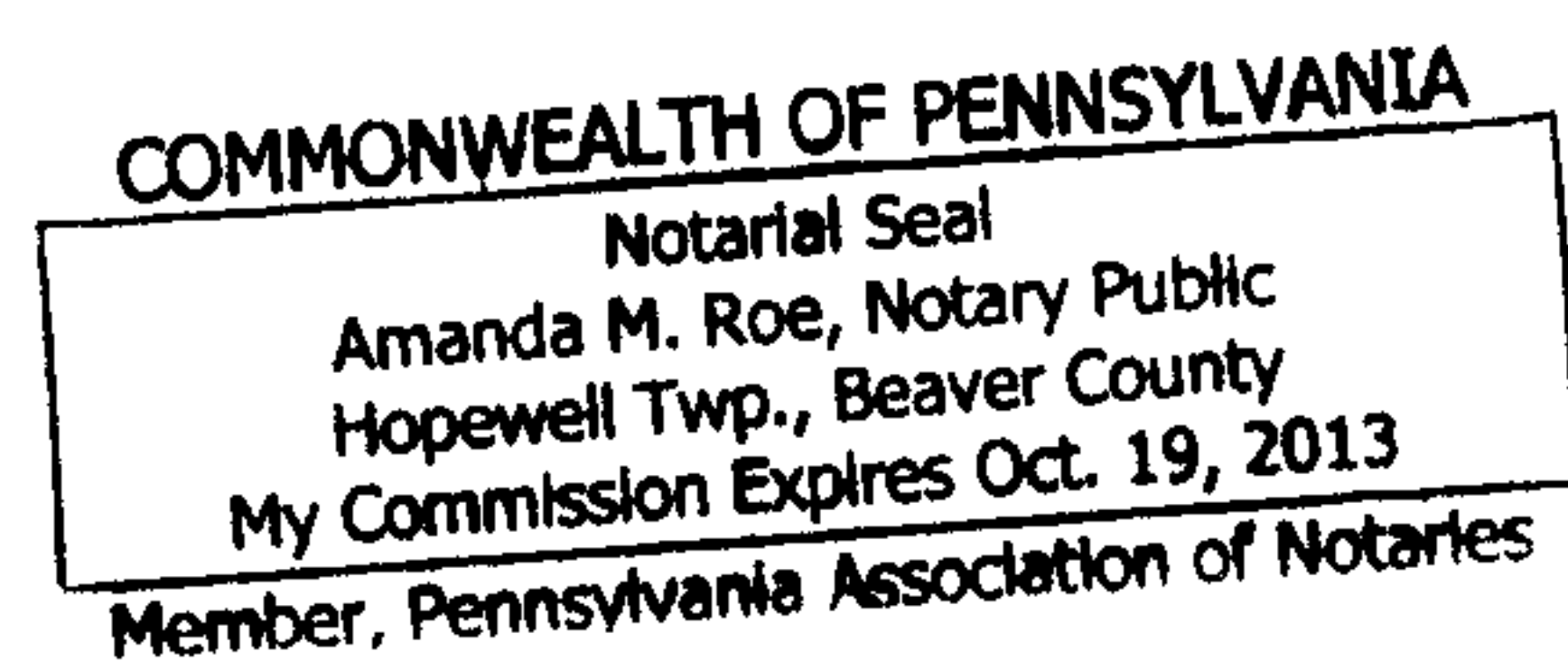
STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of Nov, 2010,
the undersigned authority, personally appeared Christopher Daniel who is the
AWP 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 _____ 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.



NOTARY PUBLIC

My Commission Expires 10-19-13



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