

Commitment Number: 2249668

Seller's Loan Number: 745390

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span>

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

**23-5-22-0-001-051.063**

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**SPECIAL/LIMITED WARRANTY DEED**

*Mortgage amount is \$ 57,600.00*

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$72,000.00 (Seventy-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **SANDRA N. MARTINEZ DUARTE**,<sup>\*</sup> hereinafter grantee, whose tax mailing address is **318 WILLOW GLEN DR., ALABASTER, AL 35007**, the following real property:

*\* married*

**All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 25, Block 1, according to the Survey of Willow Glen Subdivision, Second Sector, as recorded in Map Book 8 Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Being the same property as conveyed from Aaron Nelson, Auctioneer to Mortgage Electronic Registration Systems, Inc. solely as nominee for GMAC Mortgage LLC as described in Inst. 2010042000120260 Recorded 4/20/2010, Shelby County Records. Tax/Parcel ID: 23-5-22-0-001-051.063**

**Property Address is: 318 WILLOW GLEN DR., ALABASTER, AL 35007**

Shelby County, AL 01/06/2011  
State of Alabama  
Deed Tax: \$14.50

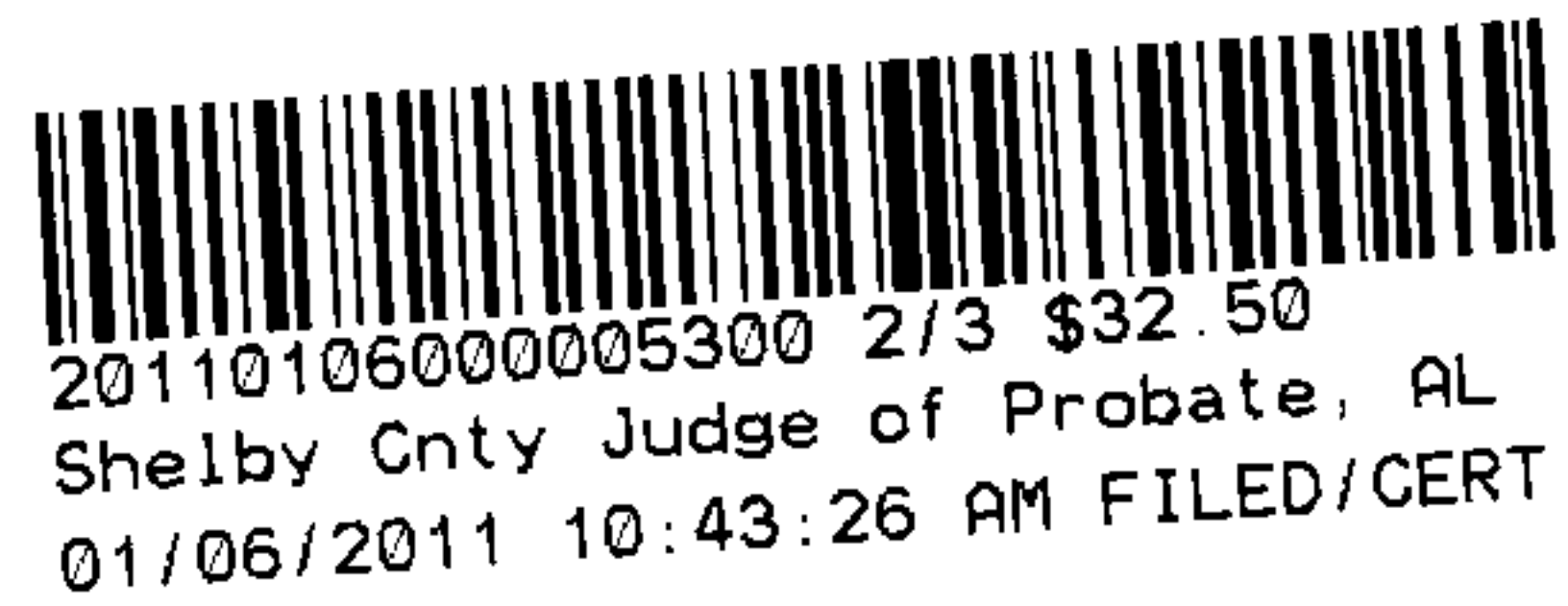


20110106000005300 1/3 \$32.50  
Shelby Cnty Judge of Probate, AL  
01/06/2011 10:43:26 AM FILED/CERT

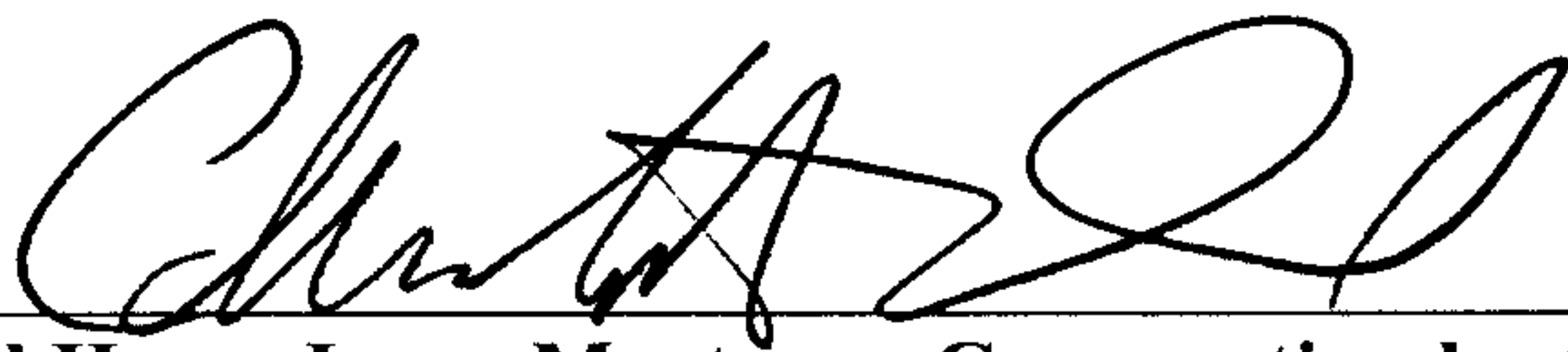
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.



Executed by the undersigned on 11-18, 2010:



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

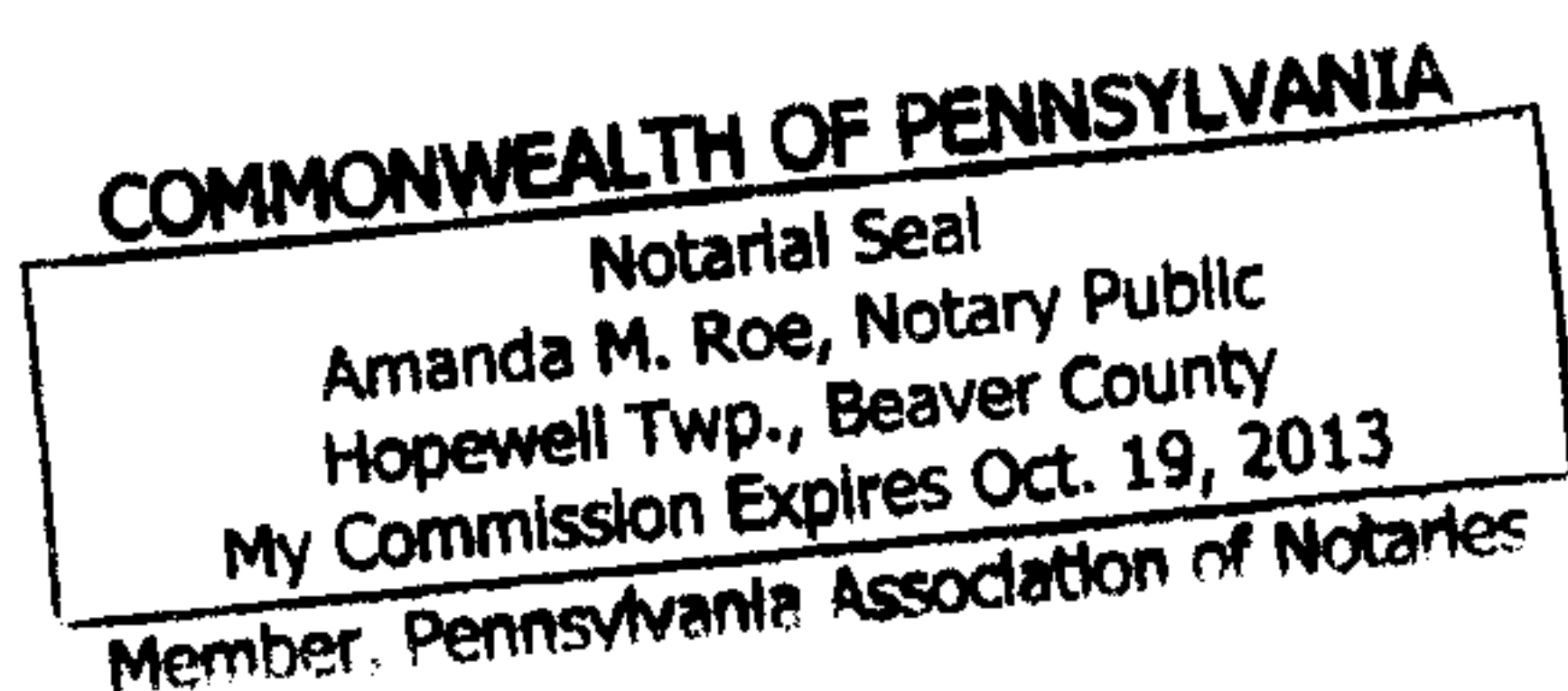
By: Christopher Daniel

Its: AVP

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 18 day of NOV, 2010,  
the undersigned authority, personally appeared Christopher Daniel 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 \_\_\_\_\_ 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 Amanda M. Roe  
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



20110106000005300 3/3 \$32.50  
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