


Send tax service to: Jose M. Guardado
1125 King Arthur Court
Alabaster, AL 35007


20110120000021020 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
01/20/2011 11:27:37 AM FILED/CERT

Commitment Number: 2297705
Seller's Loan Number: 765001

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-7-26-4-001-002.010

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$58,500.00 (Fifty-Eight Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jose Guardado**, hereinafter grantee, whose tax mailing address is **1125 KING ARTHUR CT., ALABASTER, AL 35007**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 6, according to Survey of **Bishop Creek Townhomes, 1st Addition**, as recorded in Map Book 13, Page 8, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from **Jeffrey Robert Johnson and wife, Shirley Ann Johnson** to **Roger D. Majors**, as described in Inst No. 2001-12009, Dated 03/27/2001, Recorded 04/02/2001 in **SHELBY County Records. Tax/Parcel ID: 13-7-26-4-001-002.010**
Property Address is: **1125 KING ARTHUR CT., ALABASTER, AL 35007**.

**

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.

**\$57,016 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Shelby County, AL 01/20/2011
State of Alabama
Deed Tax: \$1.50



20110120000021020 2/3 \$19.50

Shelby Cnty Judge of Probate, AL

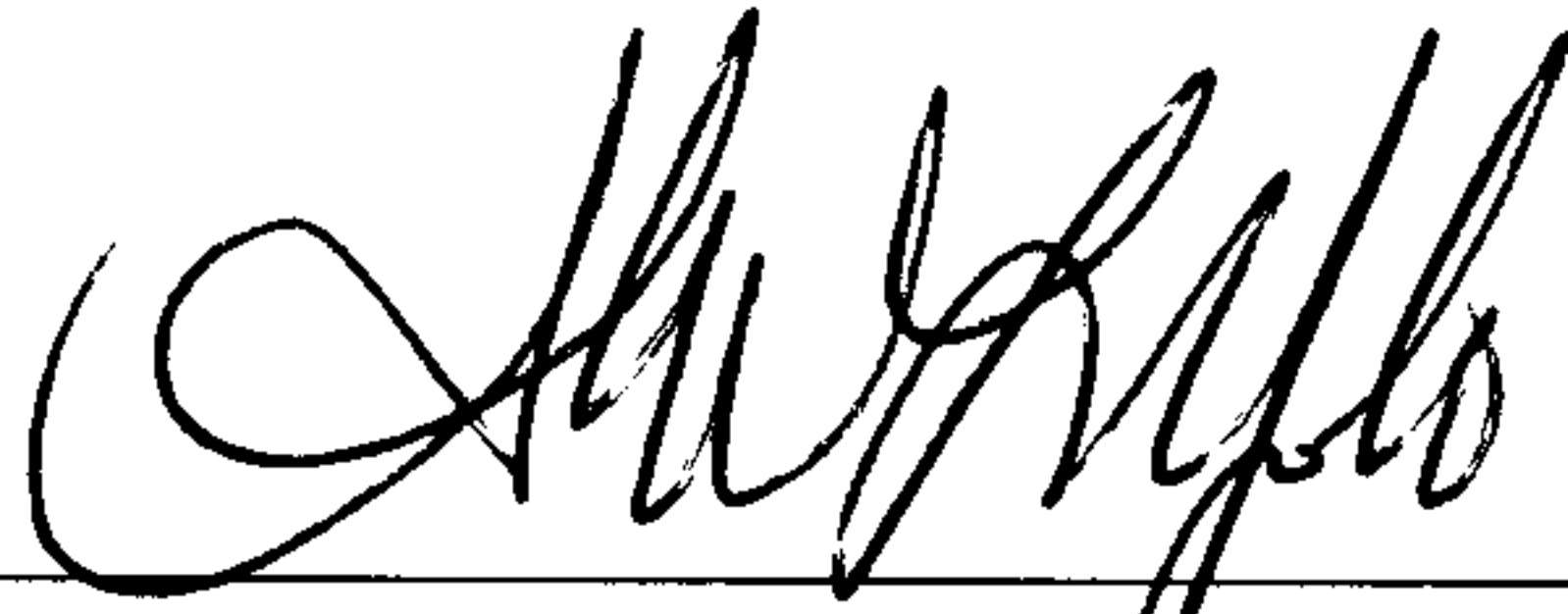
01/20/2011 11:27:37 AM FILED/CERT

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: **20100610000184520**

Executed by the undersigned on _____, 2010:

20110120000021020 3/3 \$19.50
Shelby Cnty Judge of Probate, AL
01/20/2011 11:27:37 AM FILED/CERT



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

By: Sheri L. Yoho

Its: Vice President

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 26 day of Oct., 2010,
the undersigned authority, personally appeared _____ who is the
Vice President 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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries

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