

Commitment Number: 2412921
Seller's Loan Number: 810578

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-4-17-0-000-005.115

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$153,000.00 (One Hundred and Fifty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Kevin Jarrett and Cynthia D. King**, hereinafter grantees, whose tax mailing address is **1378 SHELBY FOREST COURT, CHELSEA, AL 35043**, 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 426, according to the Survey of Shelby Forest Estates 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Shon Almond, unmarried and Jennifer Atchison, unmarried to Angela M. Martin, unmarried and Andrew Armistead, unmarried, as described in Doc No. 20070724000345490, Dated 06/29/2007, Recorded 07/24/2007 in SHELBY County Records.

Tax/Parcel ID: 15-4-17-0-000-005.115

Property Address is: 1378 SHELBY FOREST COURT, CHELSEA, AL 35043

Shelby County, AL 02/02/2011
State of Alabama
Deed Tax: \$8.00


20110202000036880 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
02/02/2011 01:21:57 PM 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 grantees forever.

Prior instrument reference: **20100915000301580**



20110202000036880 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
02/02/2011 01:21:57 PM FILED/CERT

Executed by the undersigned on January 25th, 2011 :

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

By: *Christopher Daniel*

Name: Christopher Daniel

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 Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 25th day of January,
2011, the undersigned authority, personally appeared Christopher Daniel 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 Personally Known 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 COMMONWEALTH OF PENNSYLVANIA
My Commission Expires

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


20110202000036880 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
02/02/2011 01:21:57 PM FILED/CERT