

20110208000045830 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/08/2011 02:35:53 PM FILED/CERT

Commitment Number: 2314397  
Seller's Loan Number: 773729

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**134201010005000**

**SPECIAL/LIMITED WARRANTY DEED**

*Mortgage Amount is \$134,501.00*


**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$138,000.00 (One Hundred and Thirty-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Patrick Evans**,\* hereinafter grantee, whose tax mailing address is **445 BENTMOOR WAY, HELENA AL 35080**, the following real property:

*\*married*

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: **LOT 1152, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA, PHASE III, RECORDED IN MAP BOOK 29 PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.** Being the same property as conveyed from Linda Micale as Attorney in Fact for Kevin D. Micale and Jessica Micale, husband and wife to Amelia L. Anderson, an unmarried person, as described in Inst# 20050725000370310, Dated 07/08/2005, Recorded 07/25/2005 in SHELBY County Records.

Property Address is: **445 BENTMOOR WAY, HELENA AL 35080**

Shelby County, AL 02/08/2011  
State of Alabama  
Deed Tax: \$3.50

  
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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: Inst # 20100628000205150 <sup>4</sup>



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Executed by the undersigned on December 8, 2010:

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

By: Chafin D. I.

**Name:** Christopher Daniel

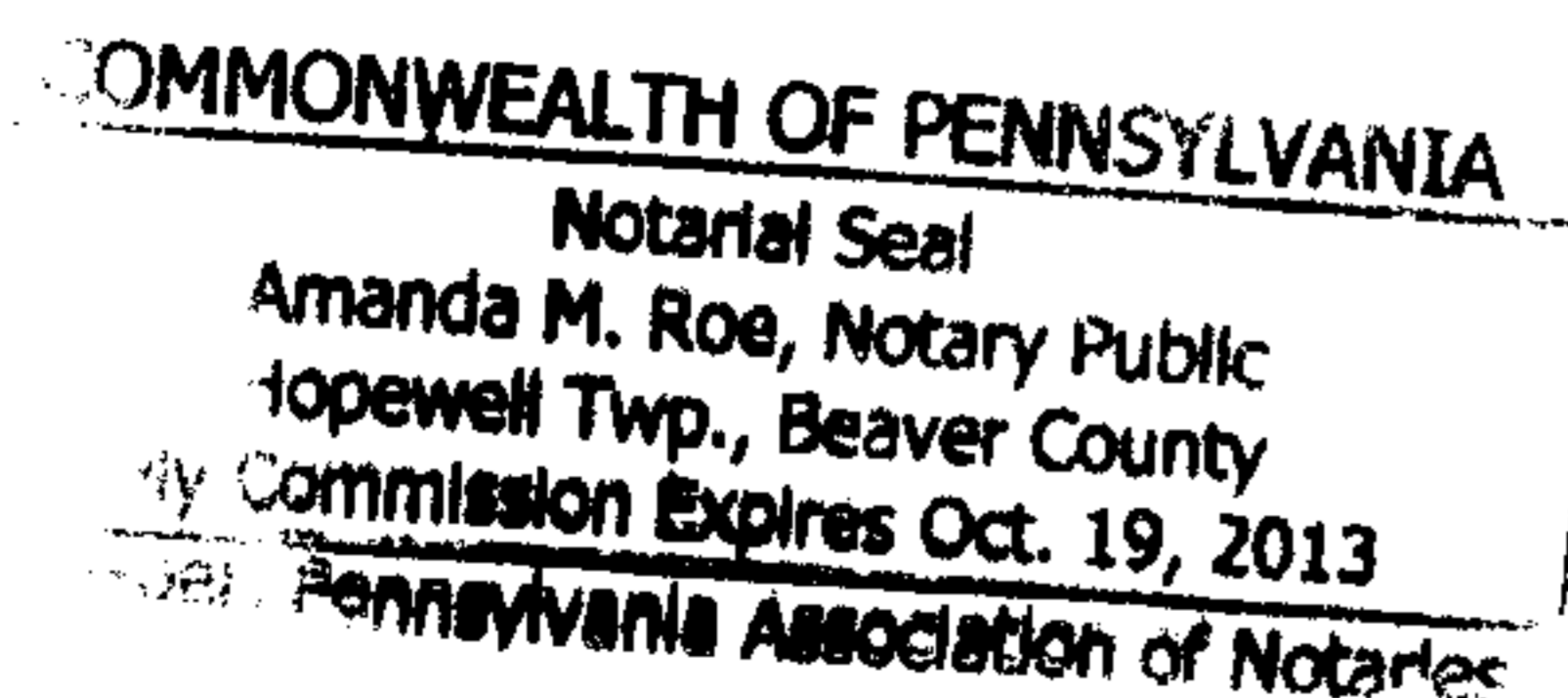
Its: ANP

A Power of Attorney relating to the above-described property was recorded on 02/26/2008 at Inst# 20080226000076640.

STATE OF PA

COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 8 day of Dec, 2010, the undersigned authority, personally appeared Christopher Daniel who is the AW 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.



Amanda Roe  
NOTARY PUBLIC *Amanda H 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