

20110218000057330 1/3 \$61.50
Shelby Cnty Judge of Probate, AL
02/18/2011 11:49:49 AM FILED/CERT

Shelby County, AL 02/18/2011
State of Alabama
Deed Tax: \$43.50

Commitment Number: 2292046
Seller's Loan Number: 762586

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-1-12-0-001-010-009

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$43,500.00 (Forty-Three Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Larry A. Aaron**,^{*} hereinafter grantee, whose tax mailing address is 304 Town Hall Dr. Sylvan, the following real property:
SPRINGS, AL. 35118 ^{* married}

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Commence at the Southwest corner of Southwest 1/4 of Section 12, Township 21 South, Range 1 East, thence run East along the South line of said 1/4 Section for 1108.23 feet the Northeasterly right of way of Old Lokey Ferry Road; thence 129 degrees 8 minutes 24 seconds left run Northwesterly along said right of way for 252.70 feet to the point of beginning; thence continue last described curse for 133.33 feet to a point; thence 68 degrees 52 minutes 28 seconds right and run 181.57 feet to a point; thence 106 degrees 37 minutes 30 seconds right and run 122.96 feet to a point; thence 71 degrees 02 minutes 39 seconds right and run 193.08 feet to the point of beginning. Situated in Shelby County, Alabama. Being the same property as conveyed from Joseph Harbarger, Jr., and Monica Harbarger to Timothy Tharp and Tammy S. Tharp, as described in Doc No. 20030903000584050, Dated 07/21/2003, Recorded 09/03/2003 in SHELBY County Records. Property Address is: 193 OLD LOKEY FERRY RD., WILSONVILLE, AL 35186.


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: **20100616003190680**




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Executed by the undersigned on Feb 2, 2011:

20110218000057330 3/3 \$61.50
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**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact**

By: 

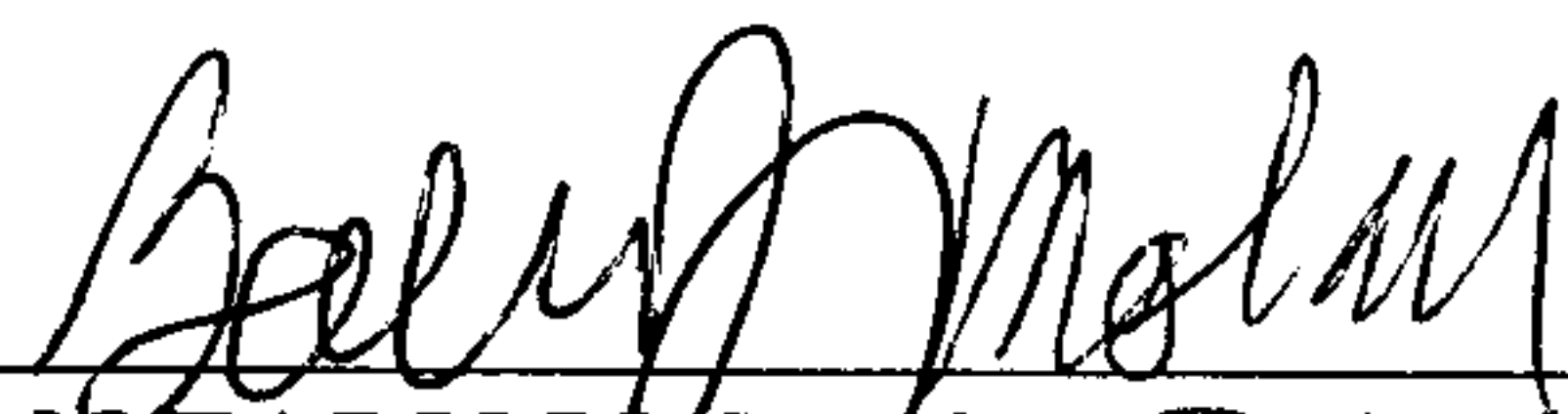
Name: Christopher Daniel

Its: ATP

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

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of Feb, 2011,
the undersigned authority, personally appeared Christopher Daniel who is the
ATP 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 Bobbi J. Moskal
My Commission Expires April 14, 2011

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bobbi J. Moskal, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 19, 2011
Member, Pennsylvania Association of Notaries