

Shelby County, AL 02/21/2011  
State of Alabama  
Deed Tax:\$85.00

Commitment Number: 2568054  
Seller's Loan Number: 844672

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-1-01.3-004-002.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$85,000.00 (Eighty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Robert D Mitchell** and **Janice S Mitchell**, hereinafter grantees, whose tax mailing address is **1824 Chandamont Cir., Pelham AL 35124**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: Lot 54, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Also: Commence at the SE corner of Lot 54, Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama; thence run Northwesterly 160 feet to the Point of Beginning; thence continue Northwesterly along the last described course a distance of 25 feet to a point; thence turn an angle to the left of 90 degrees and run Southwesterly a distance of 120 feet; thence turn an angle to the left of 90 degrees and run Southeasterly a distance of 25 feet to the NW corner of said Lot 54; thence turn an angle to the left of 90 degrees and run Northeasterly 120 feet to the NE corner of Lot 54, said point being the Point of Beginning. Being the same property as conveyed from Jack W. Evans, Jr., an unmarried person to Robert Lester and Jo Ellen Lester, as joint tenants with right of survivorship, as described in Doc. No. 20050608000279530, Dated 05/16/2005, Recorded 06/08/2005 in SHELBY County Records. Tax/Parcel ID: 13-1-01.3-004-002.000

Property Address is: 1824 Chandamont Cir., Pelham AL 35124.

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: **20110106000005210**



20110221000058280 2/3 \$103.00  
Shelby Cnty Judge of Probate, AL  
02/21/2011 08:57:53 AM FILED/CERT

Executed by the undersigned on 2-4, 2011:

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

By: 

Name: **Christopher Daniel**

Its: *AUP*

A Power of Attorney relating to the above described property was recorded on 11/01/2007 at Document Number: Instrument# 20071101.

STATE OF *Pa.*  
COUNTY OF *Beaver*


ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 4 day of *Feb*, 2011, the undersigned authority, personally appeared **Christopher Daniel** who is the *AUP* 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 *N/A* 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.

**COMMONWEALTH OF PENNSYLVANIA**  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2013  
Member, Pennsylvania Association of Notaries

*Mary M. Goddard*  
NOTARY PUBLIC  
My Commission Expires *9-4-13*

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

  
20110221000058280 3/3 \$103.00  
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