



20110314000083490 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
03/14/2011 03:14:23 PM FILED/CERT

Shelby County, AL 03/14/2011
State of Alabama
Deed Tax:\$4.50

Commitment Number: 2505265
Seller's Loan Number: 832200

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-4-17-2-003-027.000**

SPECIAL/LIMITED WARRANTY DEED

Mortgage Amount is \$158,500.00

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$160,300.00 (One Hundred and Sixty Thousand Three Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Casey Nelson Morris and Rachel Reid Morris husband and wife**, hereinafter grantees, whose tax mailing address is **427 LIME CREEK BEND, CHELSEA, AL 35043**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows:

Lot 25, according to the Final Plat Lime Creek at Chelsea Preserve, Section 2, as recorded in Map Book 34, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from Curran Homes, Inc. to Christopher S. Otto and Suzi G. Otto, as described in Doc No. 20050822000429400, Dated 08/18/2005, Recorded 08/22/2005 in SHELBY County Records.

Tax/Parcel ID: 15-4-17-2-003-027.000

Property Address is: 427 LIME CREEK BEND, CHELSEA, AL 35043



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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 grantees forever.

Prior instrument reference: **20101112000379310**



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Executed by the undersigned on Jan 17th, 2011:

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

By: [Signature]

Name: Christopher Daniel

Its: AVP

A Power of Attorney relating to the above described property was recorded on 11/01/2007 at Document Number: Instrument# 20071101000505200 (3 pgs).

STATE OF PA

COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17th day of Jan, 2011, the undersigned authority, personally appeared Christopher Daniel who is the AVP 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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michelle D. Rhodes, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 26, 2013
Member, Pennsylvania Association of Notaries

[Signature]
NOTARY PUBLIC Michelle D Rhodes
My Commission Expires 10/26/13

This instrument prepared by:
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