

Shelby County, AL 03/14/2011 State of Alabama Deed Tax:\$15.00

Commitment Number: 2111239 Seller's Loan Number: 704023

After Recording Return To:

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

45,000,00 mortgage amount being paid for consideration of Diel

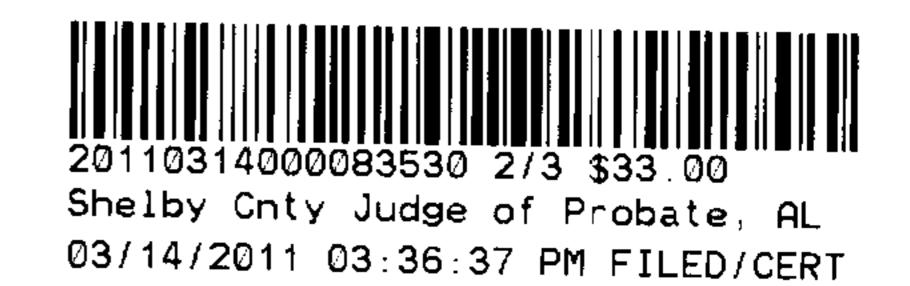
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 23-7-26-0-010-045.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for \$60,000.00 (Sixty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Tom J. Lyle and Julie Anne Lyle, husband and wife, for their joint lives, remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 205 West Cliff Dr. Birmyram Al 35228, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 45, ACCORDING TO THE FINAL PLAT OF PARK FOREST VILLAGE, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from VESTAVIA VILLAGE, LLC to NICHOLAS BRECHIN AND ANGELA M. ARMSTRONG, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, as described in INST# 20050304000103100, Dated 03/01/2005, Recorded 03/04/2005 in SHELBY County Records. Tax/Parcel ID: 23-7-26-0-010-045.000 Property Address is: 216 Park Village Circle Alabaster, AL 35007

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.

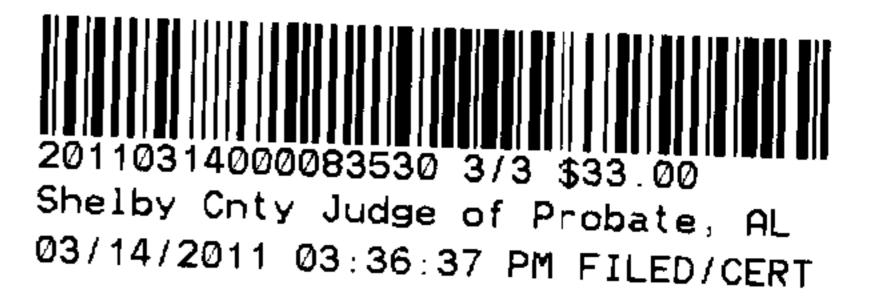


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: 20091125000437570

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Executed by the undersigned on _	<u>/2</u> ,'2011:	Ø3



Federal Home I can Martgage Corporation by Chicago Title Incurance Company		
Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact		
By: Call Color		
Name: Christophen DANiel		
Its: 17 U P		
Pot recorded/ 02/26/2008 Instrument # 2008 0226 0000 76640		
IJ		
STATE OF		
COUNTY OF Blave		
i		
ACKNOWLEDGED AND EXECUTED BEFORE ME, on this Aday of JAN, 2011,		
the undersigned authority, personally appeared Christophen Daniel who is the		
HVP 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//4 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 STATES OF THE S		
Notarial Seal		
Mary M. Goddard, Notary Public Hopewell Twp., Beaver County My Commission Expires Sept. 4, 2013 NOTARY PUBLIC My Commission Expires NOTARY PUBLIC My Commission Expires		
My Commission Expires Sept. 4, 2013 Member, Pennsylvania Association of Notaries NITY Commission Expires Of - 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