

20110314000083530 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
03/14/2011 03:36:37 PM FILED/CERT

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 deed

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. Birmingham 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.



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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**

Executed by the undersigned on 1-12, 2011:

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

By: [Signature]

Name: Christopher DANIEL

Its: AUP

Pot recorded 02/26/2008 Instrument # 2008 0226 0000 76640

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 12 day of JAN, 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

[Signature]
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