

Shelby County, AL 03/30/2011
State of Alabama
Deed Tax: \$57.00

20110330000100120 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/30/2011 03:16:39 PM FILED/CERT

Commitment Number: 2337504
Seller's Loan Number: 775935

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-3-05-4-991-075.000

SPECIAL/LIMITED WARRANTY DEED

Mortgage amount is \$ 171,000.00.
FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$228,000.00 (Two Hundred and Twenty-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Christopher E. Sutton and Misty D. Sutton, Husband and Wife**, hereinafter grantee, whose tax mailing address is **248 SADDLE LAKE DR., ALABASTER, AL 35007**, the following real property:

All that certain condominium situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 75, in Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Saddle Lake Farms Condominium, said unit being more particularly described in the Floor Plans and Architectural Drawings of Saddle Lake Farms Condominium, as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Sun Trust Mortgage Inc to Federal Home Loan Mortgage Corporation, as described in Doc No. 20100712000220850, Dated 06/28/2010, Recorded 07/12/2010 in SHELBY County Records.

Property Address is: 248 SADDLE LAKE DR., 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.

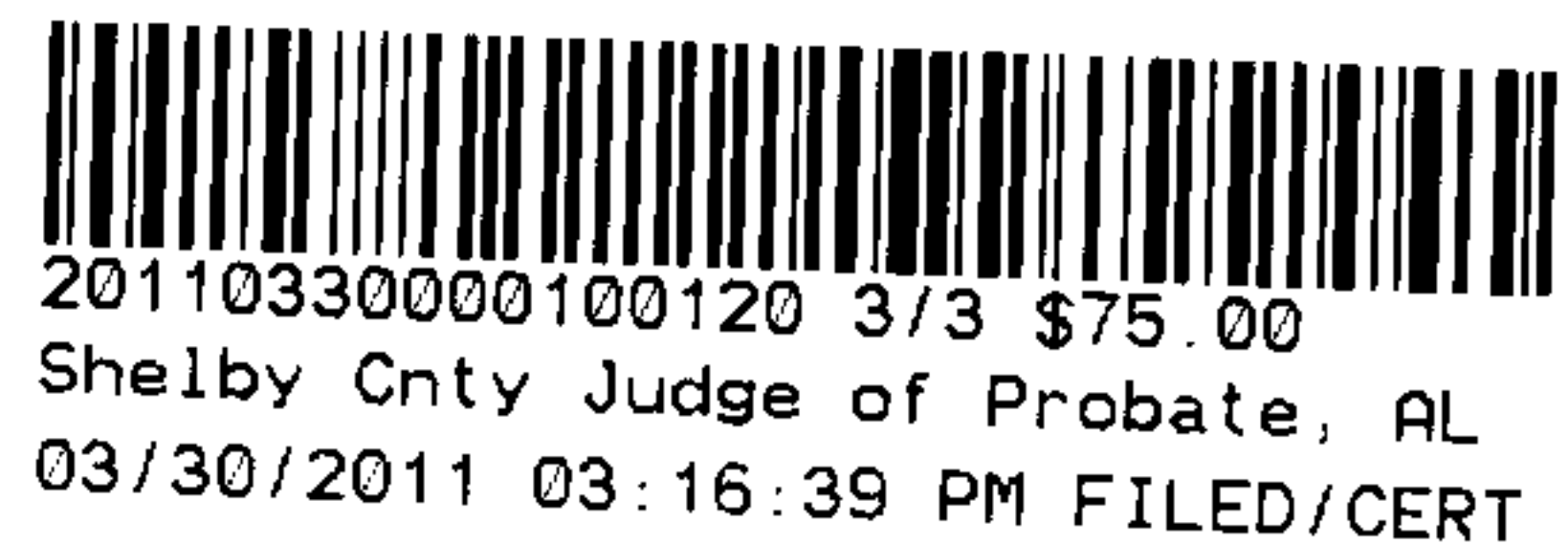
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100712000220850**



20110330000100120 2/3 \$75.00
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Executed by the undersigned on 2-16, 2011:



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

By: 

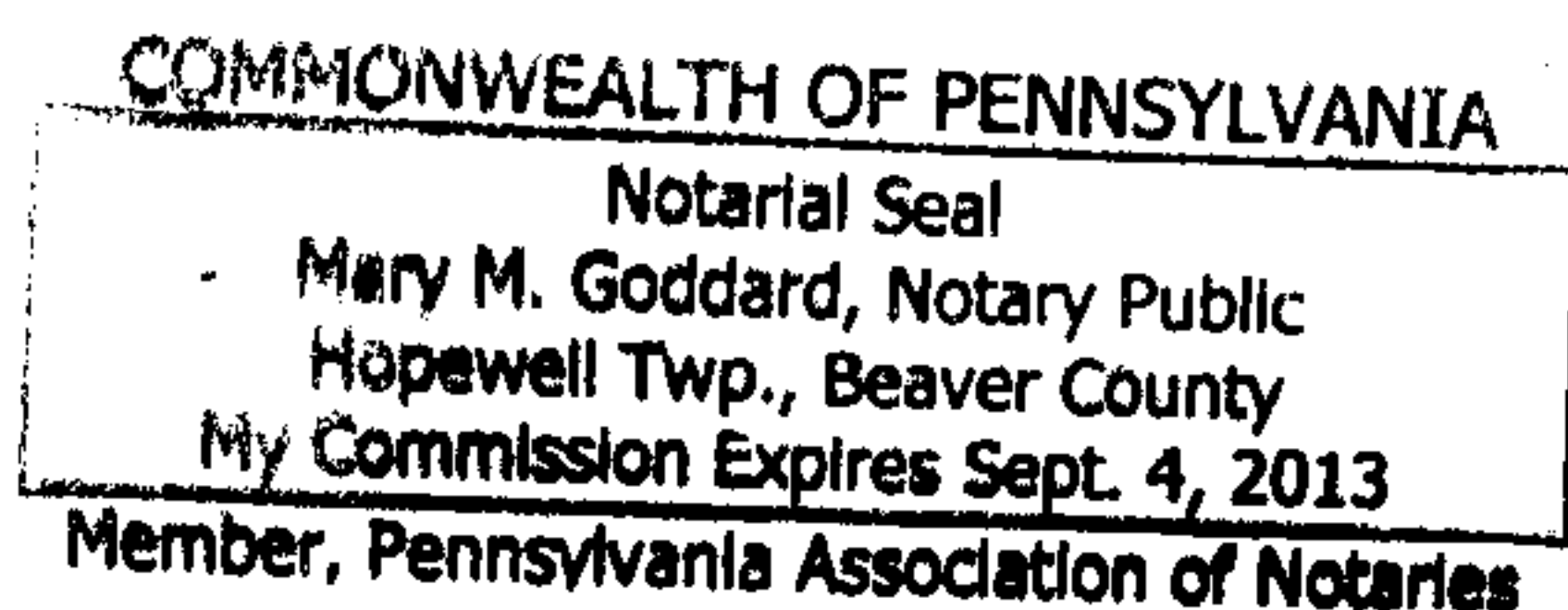
Name: Christopher Daniel

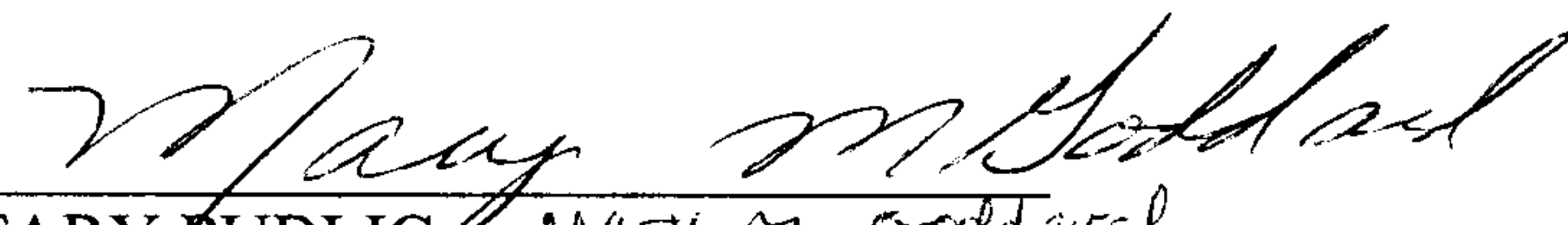
Its: AVP

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

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of Feb, 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 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.




NOTARY PUBLIC Mary M. Goddard
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