


Shelby County, AL 04/11/2011
State of Alabama
Deed Tax: \$35.00


20110411000111880 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/11/2011 02:26:47 PM FILED/CERT

Commitment Number: 2406947

Seller's Loan Number: 807558

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
331124012011000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$35,000.00 (Thirty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DUSTY LEE PARTRIDGE**,^{*} hereinafter grantee, whose tax mailing address is **141 WILLOW LN SHELBY AL 35143-5969**, the following real property:

** single*

All that certain parcel of land situate in the County of Shelby, State of Alabama, described as follows: Lot 5 and 6, according to the map or survey of Coosa River Estates, as recorded in Map Book 4, Page 67, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from James J. Odom, Jr., Auctioneer to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20100917000305220 Recorded 9/17/2010, Shelby County Records.

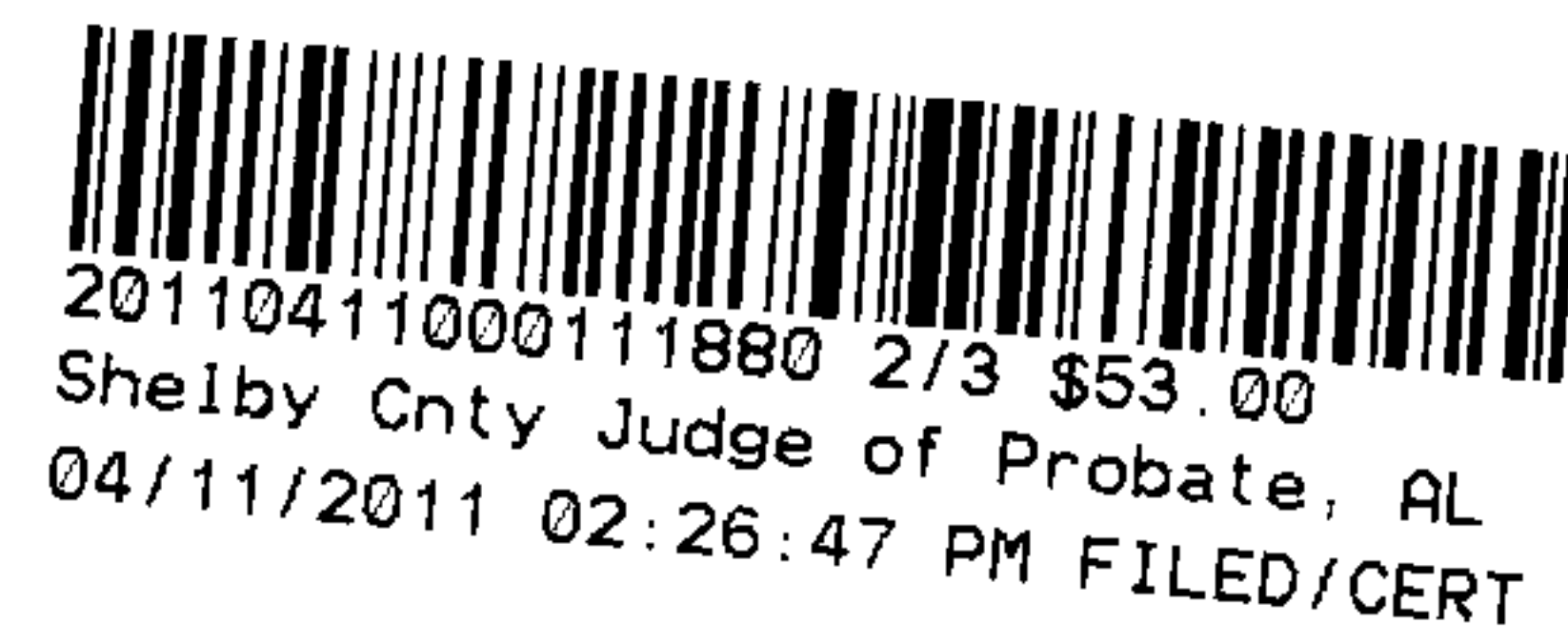
Property Address is: 141 WILLOW LN SHELBY AL 35143-5969

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: **20100917000305220**



Executed by the undersigned on 3/21, 2011:

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

By: 

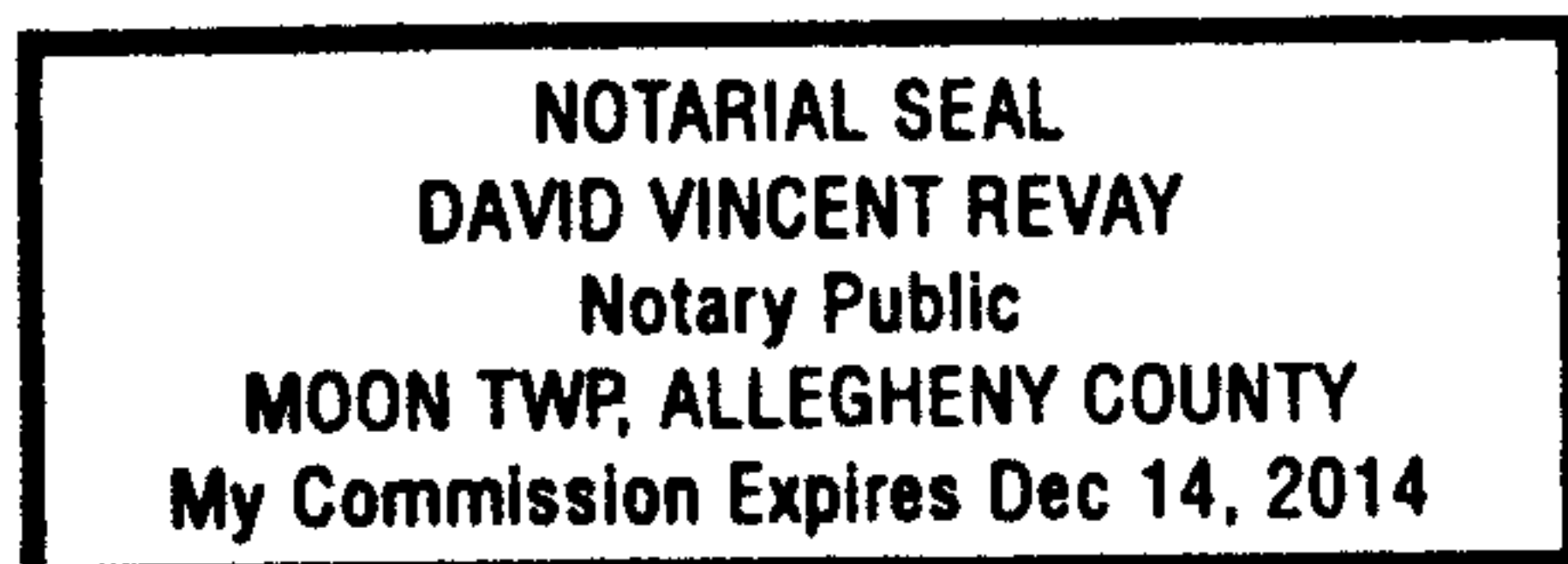
Name: Christopher Daniel

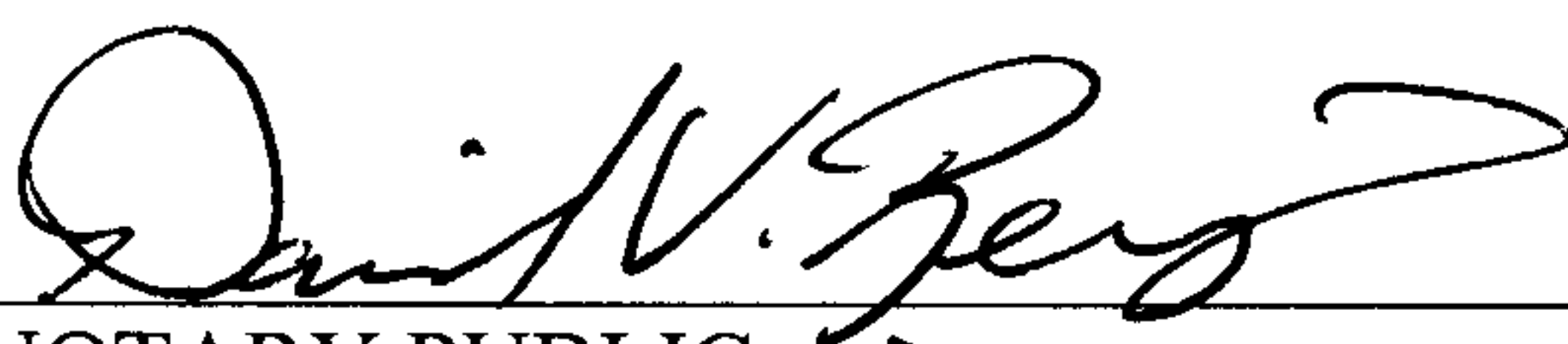
Its: AUP

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

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of March, 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.




NOTARY PUBLIC
My Commission Expires DAVID V. REVAY
DEC 14, 2014

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



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