



20110427000127690 1/4 \$67.50  
Shelby Cnty Judge of Probate, AL  
04/27/2011 12:20:55 PM FILED/CERT

Commitment Number: 2523373  
Seller's Loan Number: 0206305922

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

**12-6-14-0-002-040-000**

~~Exempt from Transfer Tax 67-4-409(a)(4)~~

*Taxes based on Appraised  
Value of 46,160.00* **QUITCLAIM DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for ~~\$10.00~~ (Ten Dollars and no Cents) in consideration paid, grants and quitclaims to **Wells Fargo Bank, N.A.**, hereinafter grantee, whose tax mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

*\* See Attached Exhibit A*

**Lot 40, according to the Survey of Final Plat Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.**

**Property Address is: 1062 Grand Oaks Drive, Bessemer, AL 35022**

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 and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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: **20100617000192740**



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Executed by the undersigned on January 7, 2011:

**Federal Home Loan Mortgage Corporation**

By: Gloria Wright

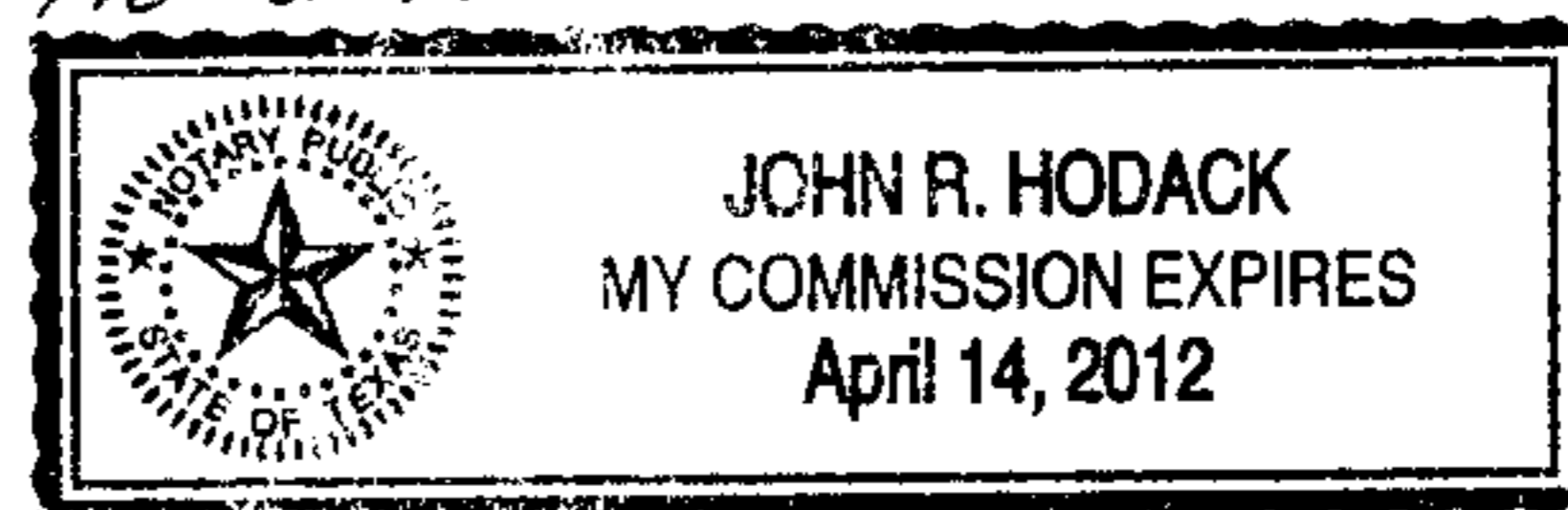
Name: Gloria Wright

Its: Assistant Treasurer


STATE OF Texas  
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of January, 2011, the undersigned authority, personally appeared Gloria Wright who is the Assistant Treasurer of **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.

John R. Hodack  
NOTARY PUBLIC John R. Hodack  
My Commission Expires  
4-14-12



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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## **Exhibit "A"**

### **Legal Description**

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

Lot 40, according to the Survey of Final Plat Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Aaron Nelson, Auctioneer and Attorney in Fact to Federal Home Loan Mortgage Corporation, as described in Doc No.

20100617000192740, Dated 06/01/2010, Recorded 06/17/2010 in Shelby County Records.

Tax ID: 12-6-14-0-002-040-000

Shelby County, AL 04/27/2011  
State of Alabama  
Deed Tax: \$46.50