



20110506000137760 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
05/06/2011 12:54:16 PM FILED/CERT

Shelby County, AL 05/06/2011  
State of Alabama  
Deed Tax: \$39.00

Commitment Number: 2416950  
Seller's Loan Number: 813156

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23-1-02-2-003-003.000**

---

**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$39,000.00 (Thirty-Nine Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Dorothy A. G. Markrush\***, hereinafter grantee, whose tax mailing address is **1027 1ST AVE W., ALABASTER, AL 35007**, the following real property:

*\* single*

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: **PARCEL 1: Commence at the northwest corner of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and run thence S 89 Deg. 29' 19" E along the North line of said Section 2 a distance of 455.00' to a found crimped pipe corner on the southerly margin of First Avenue Northwest and the point of beginning of the property being described; thence run S 03 Deg. 41' 41" W a distance of 192.92' to a set rebar corner; Thence run N 77 Deg. 20' 29" W a distance of 124.74' to a found open top pipe corner; Thence run N 01 Deg. 51' 03" E a distance of 67.74' to a set rebar corner; Thence run S 69 Deg. 04' 14" E a distance of 68.43' to a set rebar corner; Thence run N 16 Deg. 56' 52" E a distance of 137.59' to a corner on the Southerly margin of First Avenue Northwest; thence run S 70 Deg. 51' 37" E along said margin of said street a distance of 29.56' to the point of beginning, containing 13,549.00 square feet, more or less. PARCEL 2: Commence at the Northwest corner of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and run thence S 89 Deg. 29' 19" E along the north line of said Section 2 a distance of 455.0' to a found crimped pipe corner on the southerly margin of First Avenue Northwest; Thence run S 03 Deg. 41' 41" W a distance of 192.92' to a set rebar corner and the point of beginning of the property being**

described; Thence run S 03 Deg. 41' 41" W a distance of 86.11' to a set rebar corner; Thence run S 85 Deg. 41' 09" W a distance of 141.63' to a found crimped pipe corner at a fence corner; Thence run N 06 Deg. 54' 09" E along said fence line a distance of 97.75' to a fence post corner; Thence run N 26 Deg. 22' 09" E a distance of 30.00' to a found open top pipe corner; Thence run S 77 Deg., 20' 29" E a distance of 124.74' to the point of beginning, containing 14,410 square feet, more or less. Being the same property as conveyed from Aaron Warner, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Doc No. 20100921000310200, Recorded 09/21/2010 in SHELBY County Records. Tax/Parcel ID: 23-1-02-2-003-003.000

Property Address is: 1027 1ST AVE W., 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: ~~20080226000076640~~

20100921000310200 <sup>14</sup>

  
20110506000137760 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
05/06/2011 12:54:16 PM FILED/CERT



Executed by the undersigned on April 22, 2011:

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

By: 

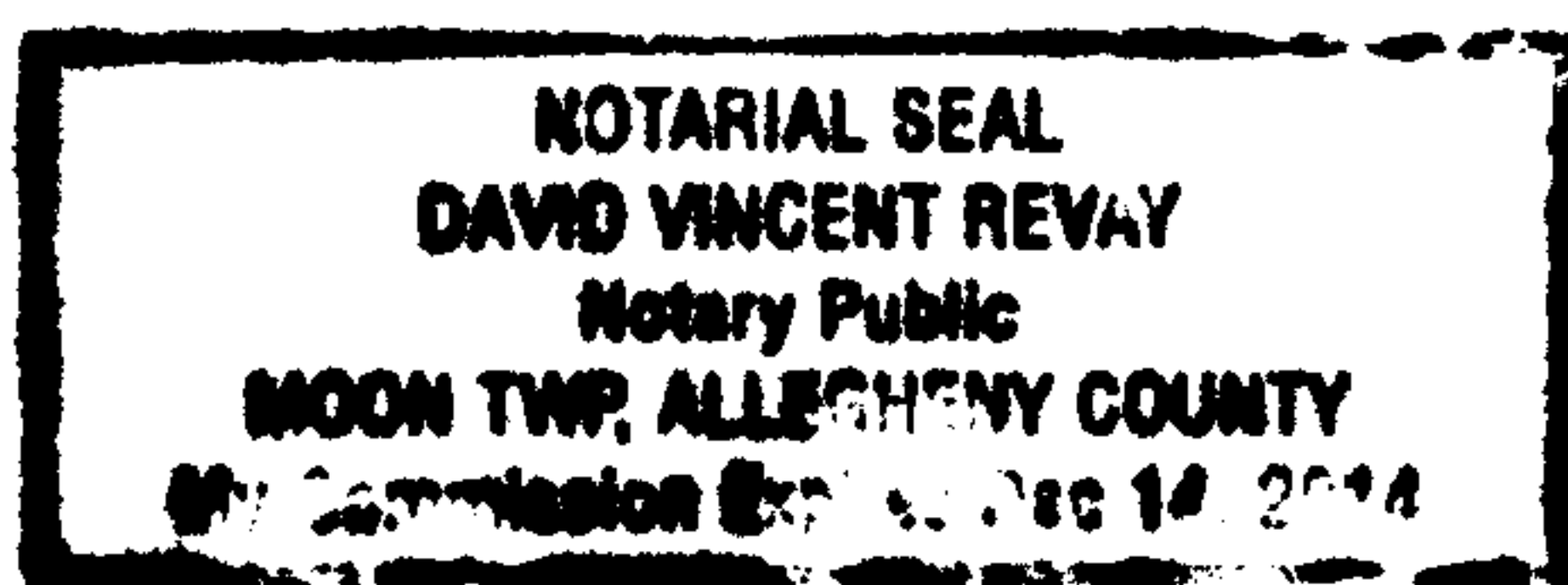
Name: Christopher Daniel

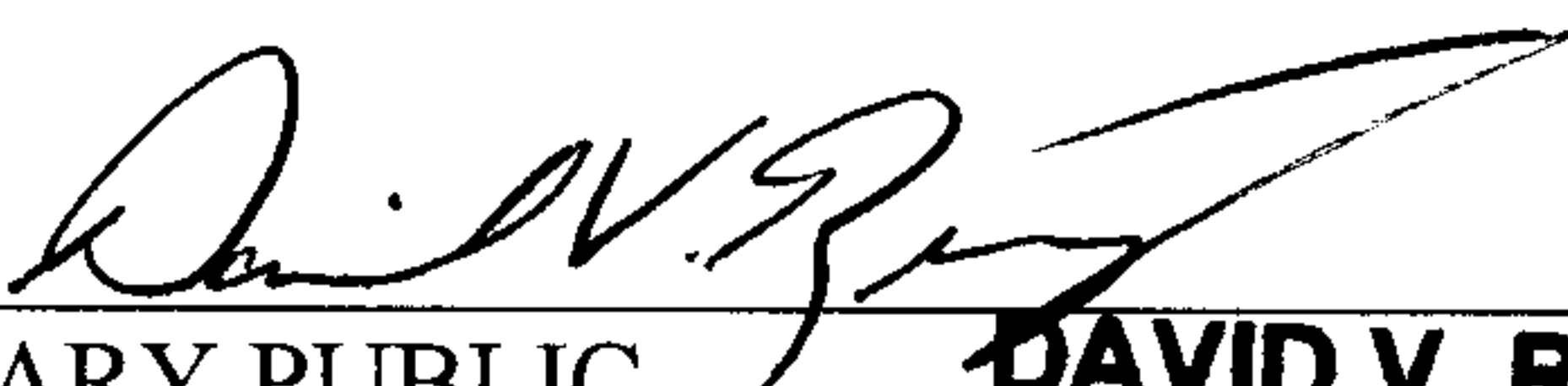
Its: AVP

A Power of Attorney relating to the above described property was recorded on 03/14/2007 at  
Document Number: 07043594.

STATE OF PA  
COUNTY OF BEAVER


ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of April, 2011,  
the undersigned authority, personally appeared Christopher Daniel who is the  
AVP of **Chicago Title Insurance Company doing business as ServiceLink**,  
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 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 **DAVID V. REVAY**  
My Commission Expires 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

  
20110506000137760 3/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
05/06/2011 12:54:16 PM FILED/CERT