

20110616000177360 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
06/16/2011 11:21:11 AM FILED/CERT

Commitment Number: 2404971
Seller's Loan Number: 807387

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-1-01-4-401-002.009**

SPECIAL/LIMITED WARRANTY DEED

mortgage amount is \$ 62,000.00

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$83,500.00 (Eighty-Three Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Elizabeth Joseph, single**, hereinafter grantee, whose tax mailing address is **2046 CHANDALAR CT Pelham, AL 35124**, the following real property:

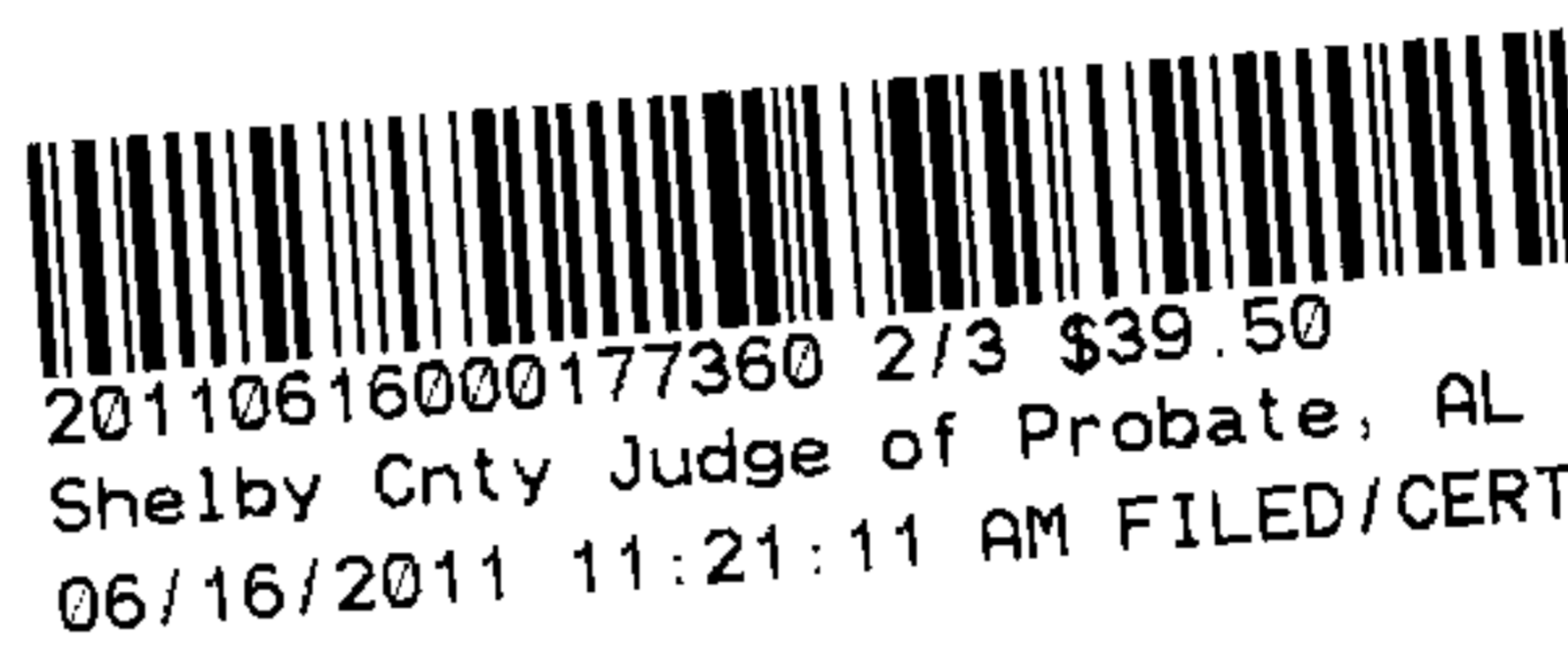
All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: LOT 9, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24 PAGE 18 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from Aaron Nelson, Auctioneer to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20100910000294070 Recorded 9/10/2010, Shelby County Records. Property Address is: 2046 CHANDALAR CT Pelham, AL 35124

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: **20100910000294070**



Executed by the undersigned on 4/21, 2011:

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

By: 

Name: Christopher Daniel

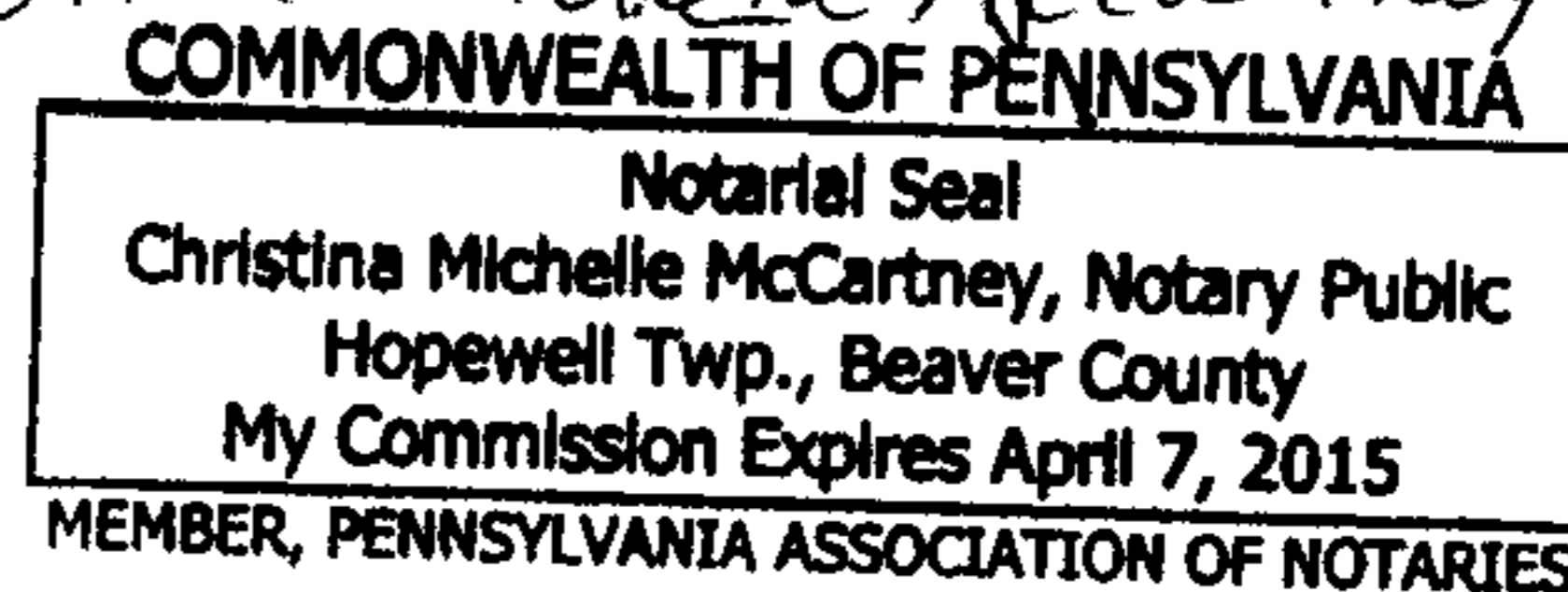
Its: AUP

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: Inst# 20080226000076640.


STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of April, 2011, the undersigned authority, personally appeared Christopher Daniel who is the AUP 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.

Christina Michelle McCartney
NOTARY PUBLIC Christina Michelle McCartney
My Commission Expires 4/7/15



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


20110616000177360 3/3 \$39.50
Shelby Cnty Judge of Probate, AL
06/16/2011 11:21:11 AM FILED/CERT

Shelby County, AL 06/16/2011
State of Alabama
Deed Tax: \$21.50