

Commitment Number: 2551185  
Seller's Loan Number: 841229

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-7-26-1-002-028.000**

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**SPECIAL/LIMITED WARRANTY DEED**


**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$89,000.00 (Eighty-Nine Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Douglas Archer**, hereinafter grantee, whose tax mailing address is **111 Pintail Drive, Pelham, AL 35124** the following real property:

*\*married*

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 28 ACCORDING TO THE SURVEY OF SPRING GATE SECTOR ONE PHASE TWO AS RECORDED IN MAP BOOK 18, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Being the same property as conveyed from Aaron Warner, Auctioneer to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20101229000438190 Recorded 12/29/2010, Shelby County Records.**

**Property Address is: 100 SPRING PL., ALABASTER, AL 35007**

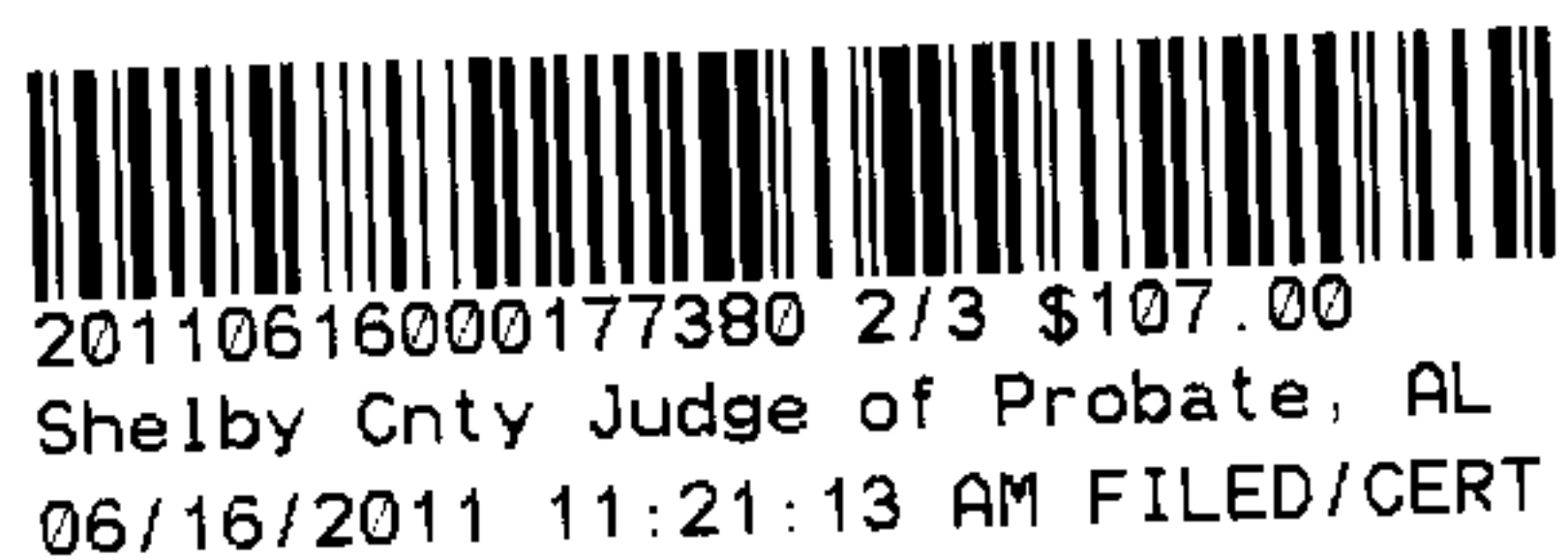
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

  
20110616000177380 1/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
06/16/2011 11:21:13 AM FILED/CERT

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: **20101229000438190** recorded 12-29-10



Executed by the undersigned on 5/26, 2011:

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

By: 

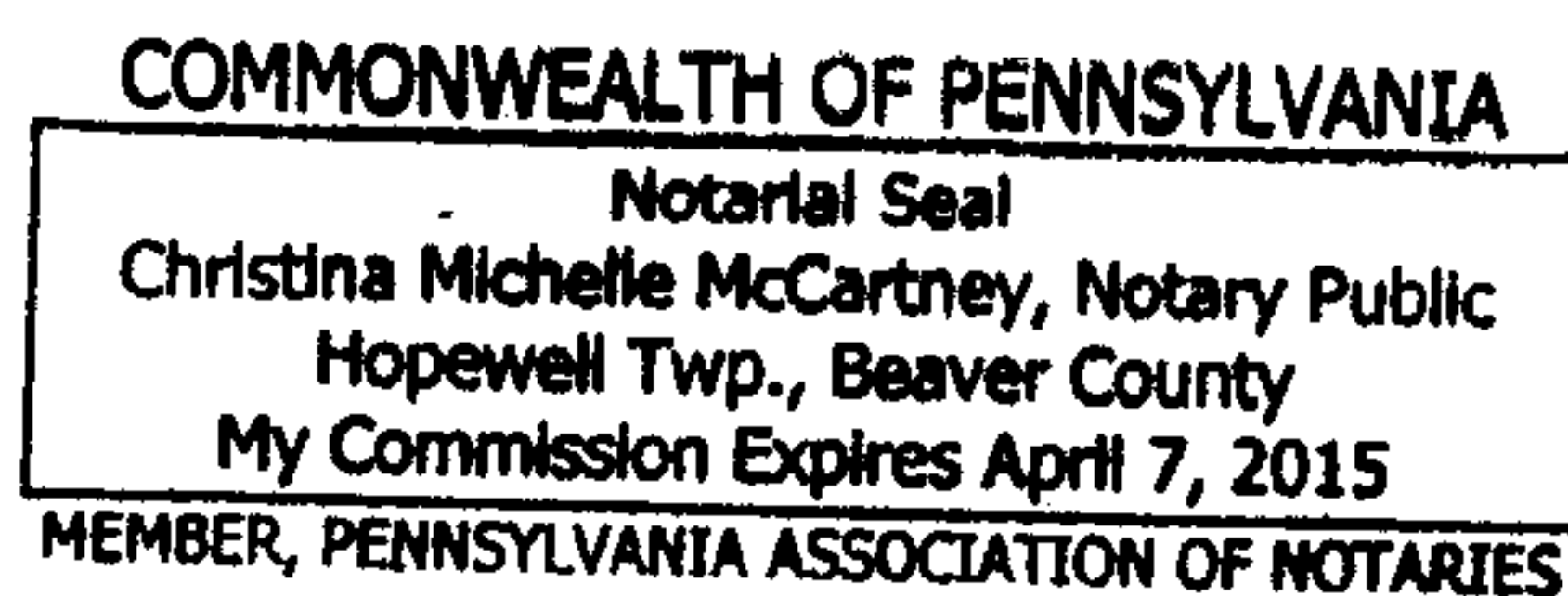
Name: Christopher Daniel

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 26 day of May, 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  
4/7/2015

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

Mail tax statements to:  
111 Pintail Drive  
Perham AL 35124

Shelby County, AL 06/16/2011  
State of Alabama  
Deed Tax: \$89.00



20110616000177380 3/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
06/16/2011 11:21:13 AM FILED/CERT