

Commitment Number: 2658934
Seller's Loan Number: 867499

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-4-20-0-000-006.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$50,000.00 (Fifty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Howard Earl Wheeler**,^{*} hereinafter grantee, whose tax mailing address is **2550 HIGHWAY 16, CALERA, AL 35040**, the following real property: ** single*

All that certain parcel of land situate in the County of Shelby and State of Alabama being known and designated as follows: Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 6 degrees 00 minutes West a distance of 663.10 feet to the point; thence North 84 degrees 09 minutes East a distance of 503.50 feet to a point; thence North 6 degrees 00 minutes West a distance of 29.45 feet to a point on the North right of way line of a public road, which point is the point of beginning; thence continue North 6 degrees 00 minutes West a distance of 621.80 feet, more or less, to the North boundary of said quarter - quarter section; thence Easterly along the North boundary of said quarter - quarter section 417.40 feet to a point; thence South 6 degrees East a distance of 621 feet, more or less, to the North right of way line of said public road; thence Westerly along the north boundary of said public road right of way 417.4 feet, more or less, to point of beginning.




20110712000202090 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
07/12/2011 10:36:41 AM FILED/CERT

Being the same property as conveyed from Michael Corvin as member of Corvin Auctioneering, LLC to Federal Home Loan Mortgage Corporation, as described in Doc # 2011032800095980, Dated 03/18/2011, Recorded 03/28/2011 in SHELBY County Records. Property Address is: 2550 HIGHWAY 16, CALERA, AL 35040

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.


20110712000202090 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
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Executed by the undersigned on 6/30, 2011:

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

By: 

Name: Christopher Daniel

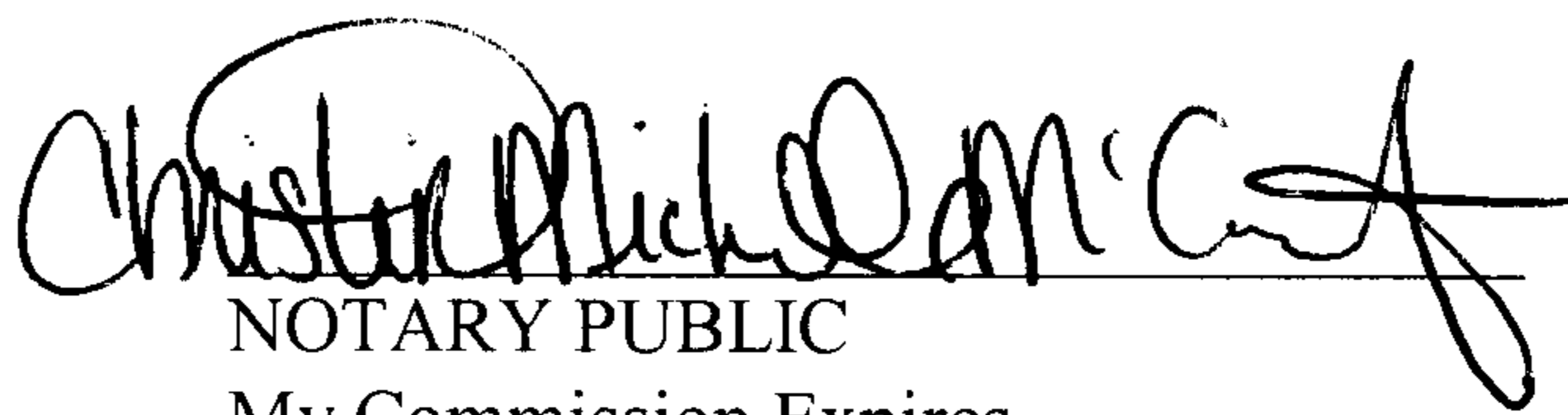
Its: AUP

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

STATE OF Pennsylvania
COUNTY OF Beaver


ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 30 day of June, 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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


NOTARY PUBLIC
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

Shelby County, AL 07/12/2011
State of Alabama
Deed Tax: \$50.00


20110712000202090 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
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