

Commitment Number: 2558208
Seller's Loan Number: 842698

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-1-01-3-003-082.000


SPECIAL/LIMITED WARRANTY DEED

Mortgage Amount \$ 77,972.00

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$80,000.00 (Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Louis J. Carruba III a single man**, hereinafter grantee, whose tax mailing address is **936 RYECROFT RD., PELHAM, AL 35124**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: Lot 10, Block 3, according to the Survey of Cahaba Valley Estates, 3rd Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Mark Reeves and Nichole Reeves, husband and wife to Nichole Reeves, as described in Doc. No. 20101215000421270, Dated 12/15/2010, Recorded 12/16/2010 in SHELBY County Records.

Property Address is: 936 RYECROFT RD., PELHAM, AL 35124


20110712000202100 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
07/12/2011 10:36:42 AM FILED/CERT

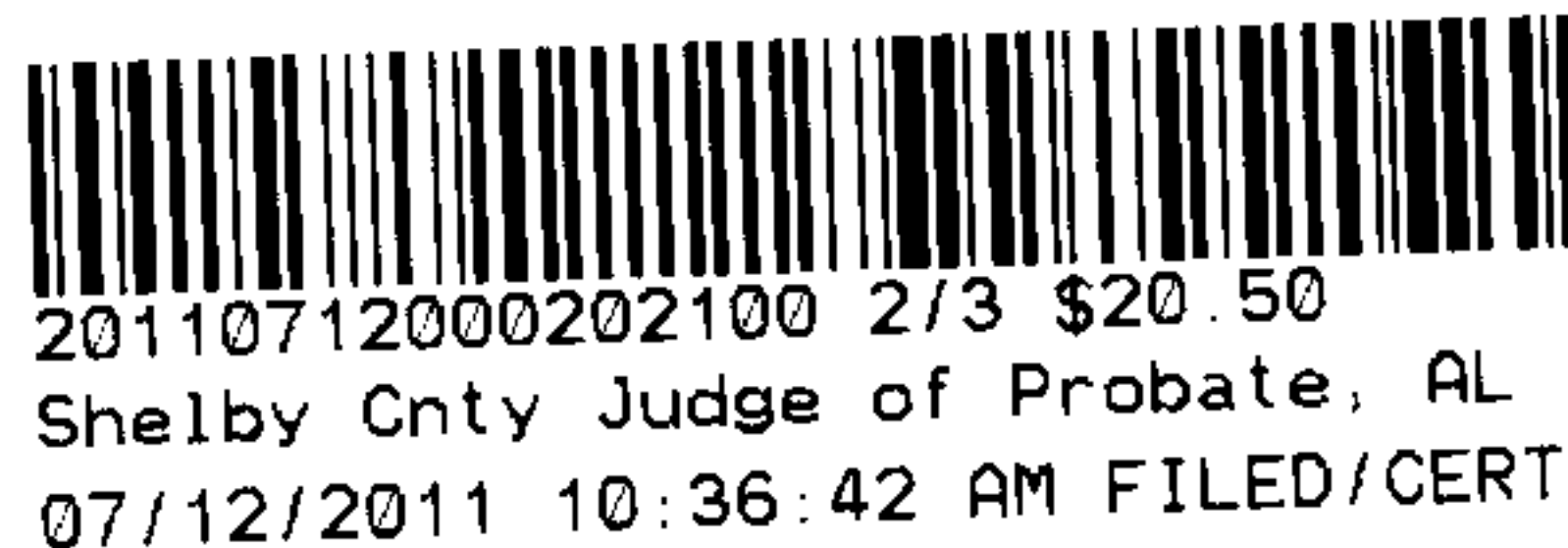
Shelby County, AL 07/12/2011
State of Alabama
Deed Tax: \$2.50

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: Doc # 2010122100429470



Executed by the undersigned on July 5, 2011:

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

By: [Signature]

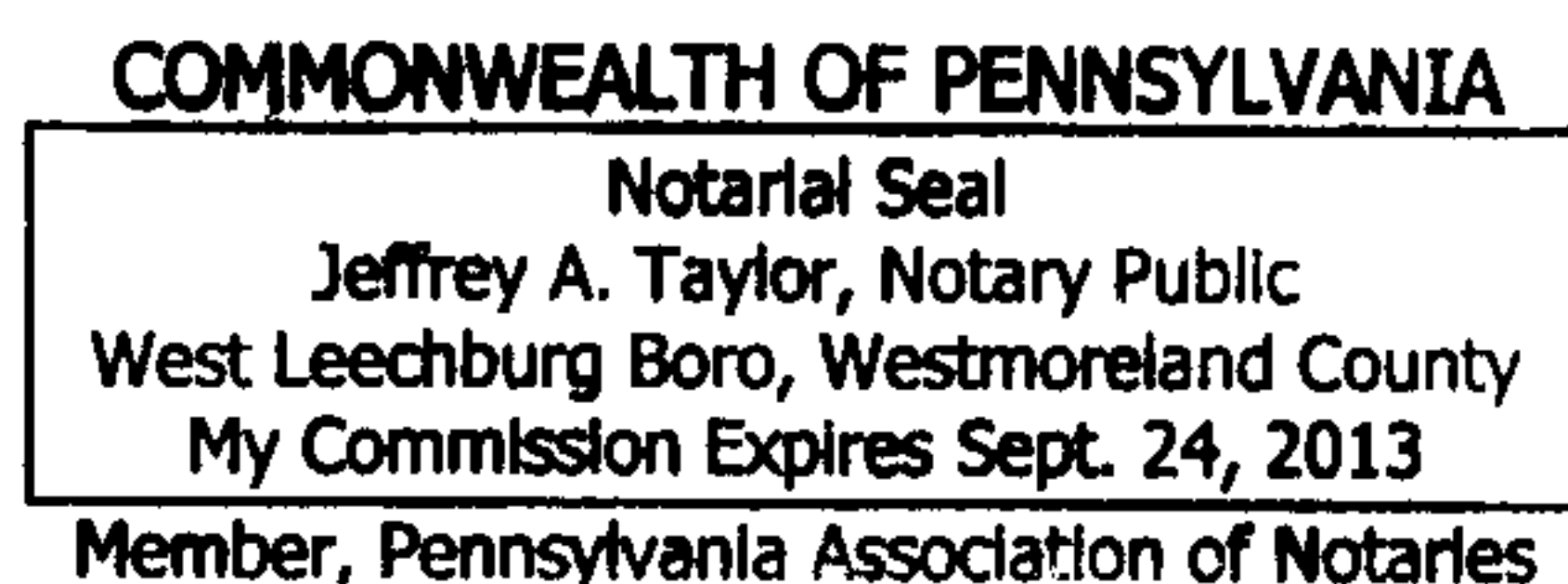
Name: Christopher Daniel

Its: AVP

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 5th day of July, 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.



[Signature: Jeffrey A. Taylor]
NOTARY PUBLIC
My Commission Expires September 24, 2013

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

