

20110803000225460 1/3 \$281.00  
Shelby Cnty Judge of Probate, AL  
08/03/2011 09:11:42 AM FILED/CERT

Shelby County, AL 08/03/2011  
State of Alabama  
Deed Tax: \$263.00

Commitment Number: 2398671  
Seller's Loan Number: 805547

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**10-1-11-0-001-013.015**

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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 ~~\$268,000.00~~ <sup>263,000.00</sup> (Two Hundred and Sixty-~~Eight~~ <sup>Three</sup> Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Timothy John Hess and Lita Ann Hess, husband and wife, as joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **3109 BRADFORD PLACE, BIRMINGHAM, AL 35242**, the following real property:

**All that certain and parcel of land situated in the County of Shelby, State of Alabama being described as follows: Lot 2 Block 1, According to the survey of Windsor Estates, as recorded in map Book 9, Page 132 A&B, 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. 20100907000289320 Recorded 9/7/2010, Shelby County Records.**

**Property Address is: 3109 BRADFORD PLACE, BIRMINGHAM, AL 35242**

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 grantees forever.

  
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Executed by the undersigned on 6/15, 2011:

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

By: Melissa Harvey

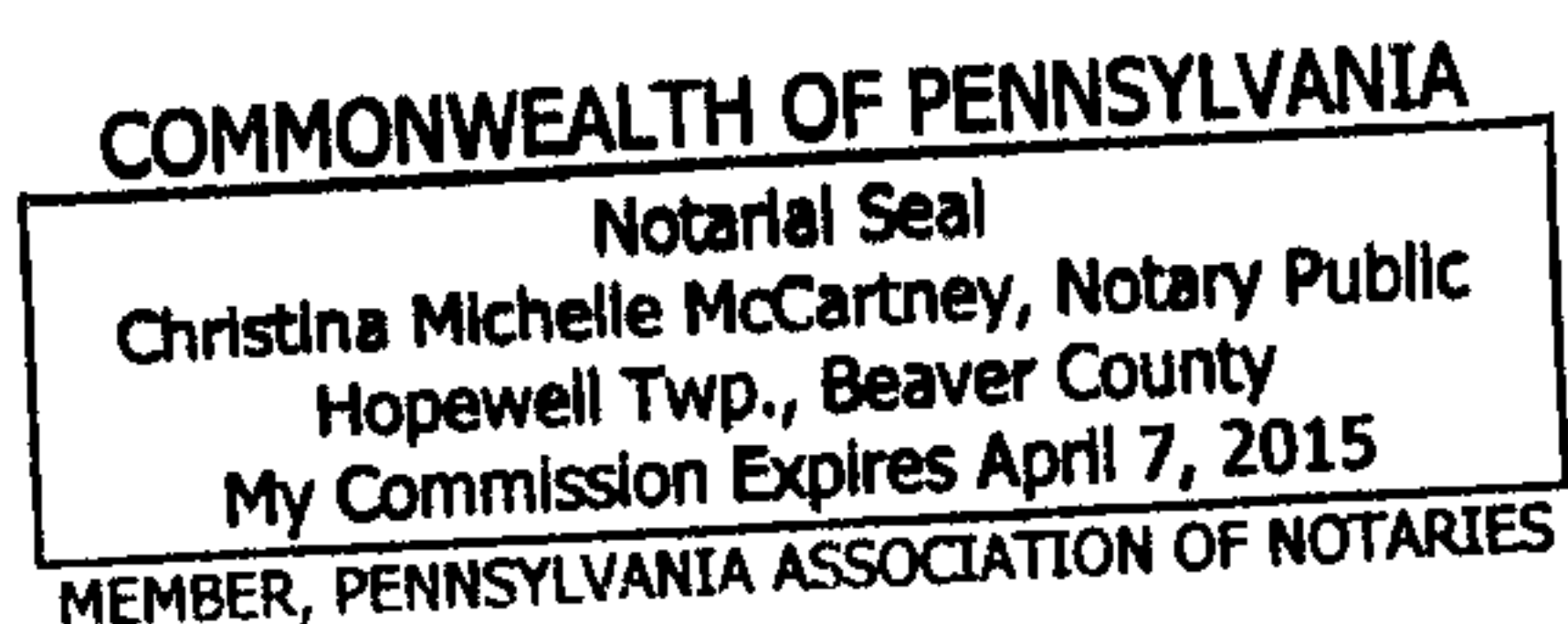
Name: Melissa Harvey

Its: AUP

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: Inst# 20080226000076640.

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of June, 2011, the undersigned authority, personally appeared Melissa Harvey 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 April 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

