

Shelby County, AL 08/08/2011
State of Alabama
Deed Tax:\$86.50



20110808000232170 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
08/08/2011 02:13:14 PM FILED/CERT

Commitment Number: 2346176
Seller's Loan Number: 788334

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131014002010000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$86,100.00 (Eighty-Six Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **WESTERN PROPERTIES, LLC**, hereinafter grantee, whose tax mailing address is **3360 Davey Allison Parkway, Hueytown, AL 35023**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 84, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, page 12, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from US Bank NA to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20100813000259310 Recorded 8/13/2010, Shelby County Records.

Property Address is: 1953 Chandaway Drive, Pelham, AL 35124



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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.

Executed by the undersigned on 7/27, 2011:

20110808000232170 3/3 \$104.50
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**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact**

By: *Christopher Daniel*

Name: Christopher Daniel

Its: AUP

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

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 27 day of July, 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

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires
4/7/2015

This instrument prepared by:
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