



20110912000268650 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
09/12/2011 12:05:53 PM FILED/CERT

Shelby County, AL 09/12/2011
State of Alabama
Deed Tax: \$55.00

Commitment Number: 2666925
Seller's Loan Number: 869570

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-8-28-1-001-024.018

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$54,800.00 (Fifty-Four Thousand Eight 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 PO BOX 3610 Bessemer, AL 35023, 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 12, Block 4, according to a Resurvey of Block 4, of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 150, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Timothy Pryor Tillman, a single man to Eric Floyd and Elizabeth Floyd, as joint tenants with rights of survivorship, as described in Doc. No. 20070809000374470, Dated 07/13/2007, Recorded 08/09/2007 in SHELBY County Records.


Property Address is: 902 HILLSBORO LN HELENA AL 35080

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: _____


20110912000268650 2/3 \$73.00
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20110912000268650 3/3 \$73.00
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Executed by the undersigned on 8/5, 2011:

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

By: Melissa Harvey

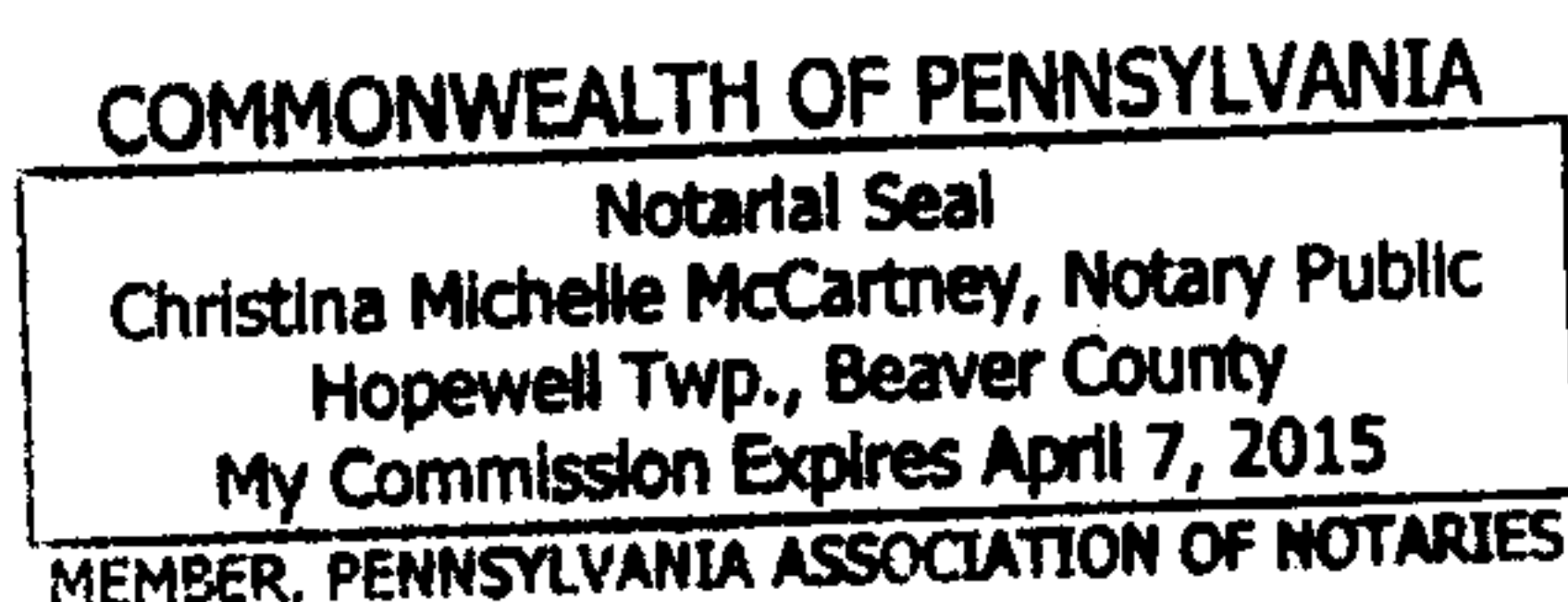
Name: Melissa Harvey

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 5 day of August, 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
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