



20111121000352570 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
11/21/2011 12:23:54 PM FILED/CERT

Commitment Number: 2635575
Seller's Loan Number: 861440

After Recording Return To:

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

mortgage amount: 121,831.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07-2-09-0-002-006.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$125,000.00 (One Hundred and Twenty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Kamin Williams**, hereinafter grantees, whose tax mailing address is **121 THATCHER RD., VINCENT, AL 35178**, the following real property:

amaret

All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows: Lot 6, according to the Survey of WyndSOR Trace, Phase 1, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from WyndSOR Trace, LLC to Christopher DeLucia, as described in Doc No. 20061012000505290, Dated 10/05/2006, Recorded 10/12/2006 in SHELBY County Records.


Property Address is: 121 THATCHER RD., VINCENT, AL 35178.

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.

Prior instrument reference: **20110309000078420** recorded 3-9-2011



20111121000352570 2/3 \$21.50
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Executed by the undersigned on 10/3, 2011:

20111121000352570 3/3 \$21.50
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Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney In Fact *

By: Melissa Harvey
Name: Melissa Harvey
Title: AUP

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

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 3 day of Oct, 2011, by Melissa Harvey AUP of **Chicago Title Insurance Company as the Attorney in Fact for Federal Home Loan Mortgage Corporation**, 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 4/7/2015
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

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

Mail for statements to:
121 Thatcher Rd
Vincent AL 35178

Shelby County, AL 11/21/2011
State of Alabama
Deed Tax: \$3.50