

Commitment Number: 2592884

Seller's Loan Number: 850588

After Recording Return To:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-25-0-001-001-029

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$105,470.00 (One Hundred and Five Thousand Dollars and Four Hundred and Seventy Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Gary L. Grogan** and **Sue D. Grogan**, hereinafter grantees, whose tax mailing address is **328 Chase Plantation, Birmingham, AL 35244**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, described as follows: Lot 25, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Walter M. Butler, Jr. to Julie T. Butler, as described in Inst. No. 20070427000195130, Dated 04/24/2007, Recorded 04/27/2007 in SHELBY County Records.

Property Address is: 328 Chase Plantation, Birmingham, AL 35244

84,376.00 mortgage paying on
105,470.00 consideration


20120103000002530 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
01/03/2012 01:47:04 PM FILED/CERT

Shelby County, AL 01/03/2012
State of Alabama
Deed Tax: \$21.50

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 grantees forever.

Prior instrument reference: **20110128000030980**


20120103000002530 2/3 \$39.50
Shelby Cnty Judge of Probate, AL
01/03/2012 01:47:04 PM FILED/CERT

Executed by the undersigned on 10/11, 2011:

Federal Home Loan Mortgage Corporation

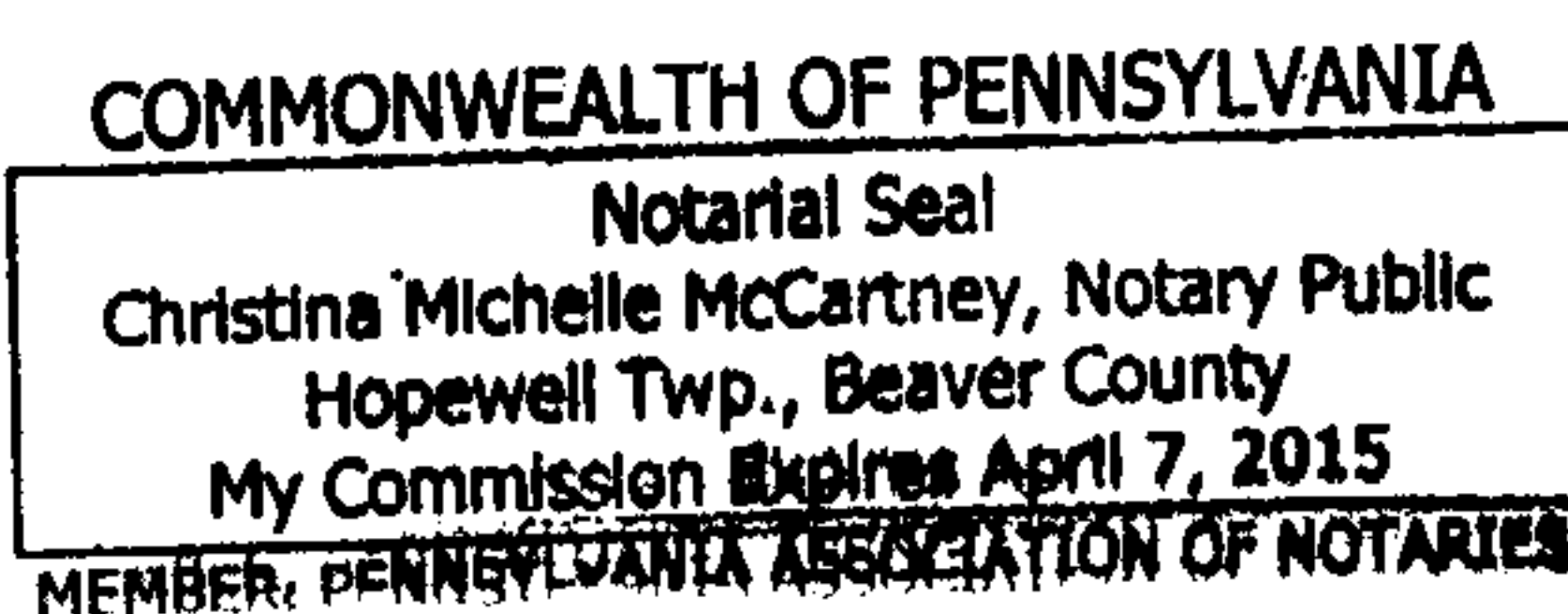
By: Chicago Title Insurance Company, its Attorney In Fact

By: Melissa Harvey
Name: **Melissa Harvey**
Title: **Assistant Vice President**

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

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 11 day of Oct, 2011, the undersigned authority, personally appeared **Melissa Harvey, Assistant Vice President 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
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

20120103000002530 3/3 \$39.50
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