



Commitment Number: 2859812

Seller's Loan Number: 923476

After Recording Return To:

ServiceLink Hopewell Campus	
4000 Industrial Boulevard	
Aliquippa, PA 15001	3
(800) 439-5451	

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-2-09-0-002-014.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$335,000.00 (Three Hundred and Thirty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Bruce Aaron Randall and Kelly H. Randall, husband and wife**, hereinafter grantees, whose tax mailing address is **314 CAMP FORREST TRL., HELENA, AL 35080**, 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 764, according to the Final Plat of Riverwoods, Seventh Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Property Address is: 314 CAMP FORREST TRL, HELENA, AL 35080.

Being the same property as conveyed from Corvin Auctioneering, LLC as Auctioneer to Federal Home Loan Mortgage Corporation, for and during their joint lives and upon the death of either, then to the survivor of them, as described in Doc. No. 20111026000319500, Dated 10/16/2011, Recorded 10/26/2011 in SHELBY County Records.

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: _____



20120111000014140 2/3 \$353.00
Shelby Cnty Judge of Probate, AL
01/11/2012 11:42:43 AM FILED/CERT

Executed by the undersigned on 11/23, 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**

20120111000014140 3/3 \$353.00
Shelby Cnty Judge of Probate, AL
01/11/2012 11:42:43 AM FILED/CERT

A Power of Attorney relating to the above described property was recorded on 11/1/2007 at Document Number: 20071101000505200.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of Nov, 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 and that this instrument was voluntarily executed under and by virtue of the said authority.

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:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

Shelby County, AL 01/11/2012
State of Alabama
Deed Tax: \$335.00