



20120113000017870 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/13/2012 02:34:35 PM FILED/CERT

Shelby County, AL 01/13/2012
State of Alabama
Deed Tax:\$24.00

Commitment Number: 2621228
Seller's Loan Number: 858583

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 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

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

mortgage amount: 95,000.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-5-21-4-005-053.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$119,000.00 (One Hundred and Nineteen Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DOROTHY BROOKS***, hereinafter grantee, whose tax mailing address is **7344 WYNDHAM PKWY., HELENA, AL 35080-3360**, the following real property:

**unmarried*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: Lot 53, according to the Survey of Amended Map of Wyndham Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Being the same property as conveyed from Chase Home Finance LLC to Federal Home Loan Mortgage Corporation, as described in Doc No. 20110426000126930, Recorded 04/26/2011 in SHELBY County Records. Tax/Parcel ID: 13-5-21-4-005-053.000

Property Address is: 7344 WYNDHAM PKWY., HELENA, AL 35080-3360

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.

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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: **20110426000126930** recorded 4-26-11

Executed by the undersigned on 12/19, 2011:

20120113000017870 3/3 \$42.00
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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: **Assistant Vice President**

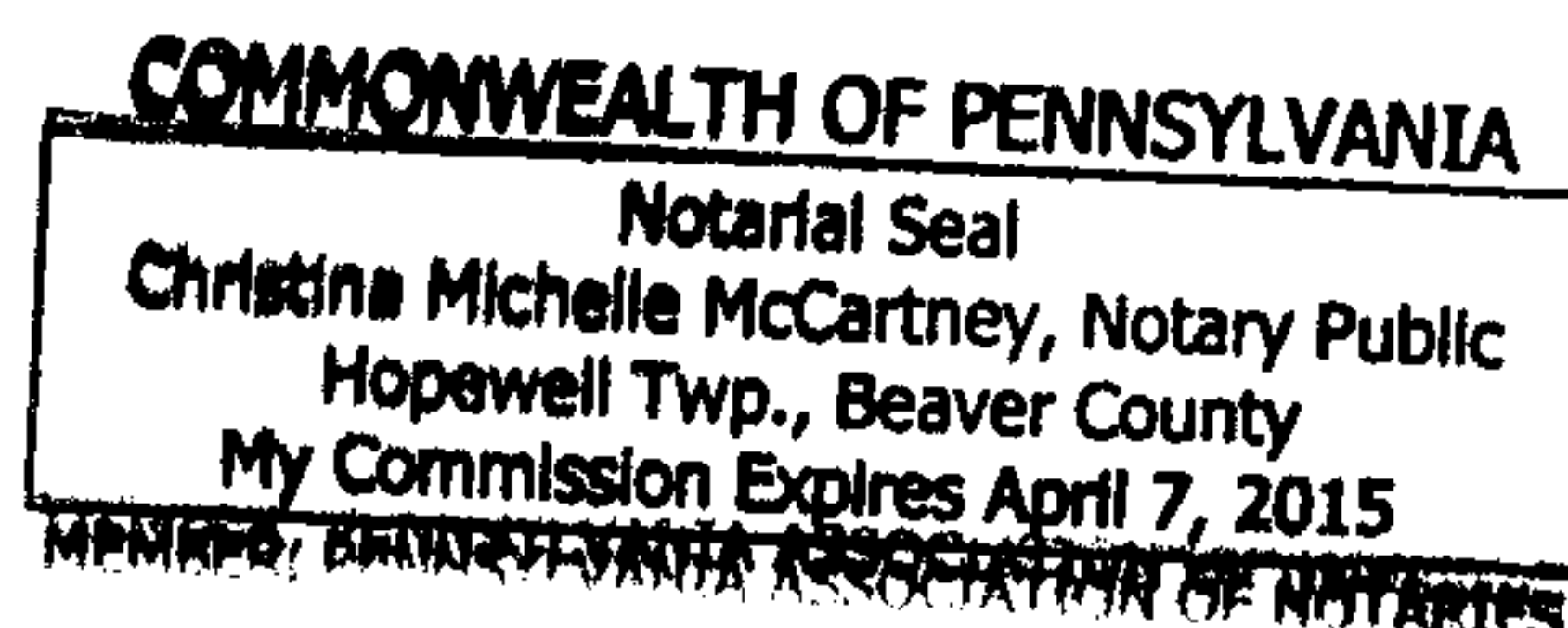
✕
A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: Inst# 20080226000076640.

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 19 day of Dec, 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.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires

4/7/2015



Mail tax statements to
7344 Wyndham Pkwy
Helena AL 35080