



20120113000017890 1/3 \$29.50  
Shelby Cnty Judge of Probate, AL  
01/13/2012 02:41:31 PM FILED/CERT

Shelby County, AL 01/13/2012  
State of Alabama  
Deed Tax: \$11.50

Commitment Number: 2599835

Seller's Loan Number: 852449

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14-8-28-3-004-002.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$220,000.00 (Two Hundred and Twenty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **THOMAS E. HAGAN**, hereinafter grantee, whose tax mailing address is **1049 STONEYKIRK RD, PELHAM, AL 35124-6202**, the following real property:

**All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 413, Stoneykirk at Ballantrae, Phase One, as recorded in Map Book 32, Page 11, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Harmony Homes, Inc. to Barry Blane Martin, as described in Deed Inst. 20070907000422530, Dated 8/31/2007, Recorded 9/7/2007 in SHELBY County Records.**

**Tax/Parcel ID: 14-8-28-3-004-002.000**

**Property Address is: 1049 STONEYKIRK RD, PELHAM, AL 35124-6202**

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: **20110201000035800**

Executed by the undersigned on 12/21, 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 Document Number: Inst# 20080226000076640.

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 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  
April 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