

20120118000021810 1/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/18/2012 12:37:03 PM FILED/CERT

Shelby County, AL 01/18/2012  
State of Alabama  
Deed Tax:\$2.50

Commitment Number: 2701088  
Seller's Loan Number: 878417

After Recording Return To:

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**27-1-01-0-001-020.000**

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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 \$77,900.00 (Seventy-Seven Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Benny B. Frederick** and **Laura R. Frederick**, hereinafter grantees, whose tax mailing address is **7966 HIGHWAY 22, MONTEVALLO, AL 35115-5710**, the following real property:

**All that certain parcel of land situate in the County of Shelby, State of Alabama being described as: The East 284 feet of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 3 West; being situated in Shelby County, Alabama. Being the same property as conveyed from Terry W. Johnson and wife, Glenda F. Johnson to Yvette A. Juran and Reginald Juran, as joint tenants with right of survivorship, as described in Document #20070904000414820, Dated 08/29/2007 , Recorded 09/04/2007 in SHELBY County Records. Tax/Parcel ID: 27-1-01-0-001-020.000**  
**Property Address is: 7966 HIGHWAY 22, MONTEVALLO, AL 35115-5710.**

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: **20110504000134120**

Executed by the undersigned on 11/2, 2011:

20120118000021810 3/3 \$20.50  
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**Federal Home Loan Mortgage Corporation**

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

By: Melissa Harvey

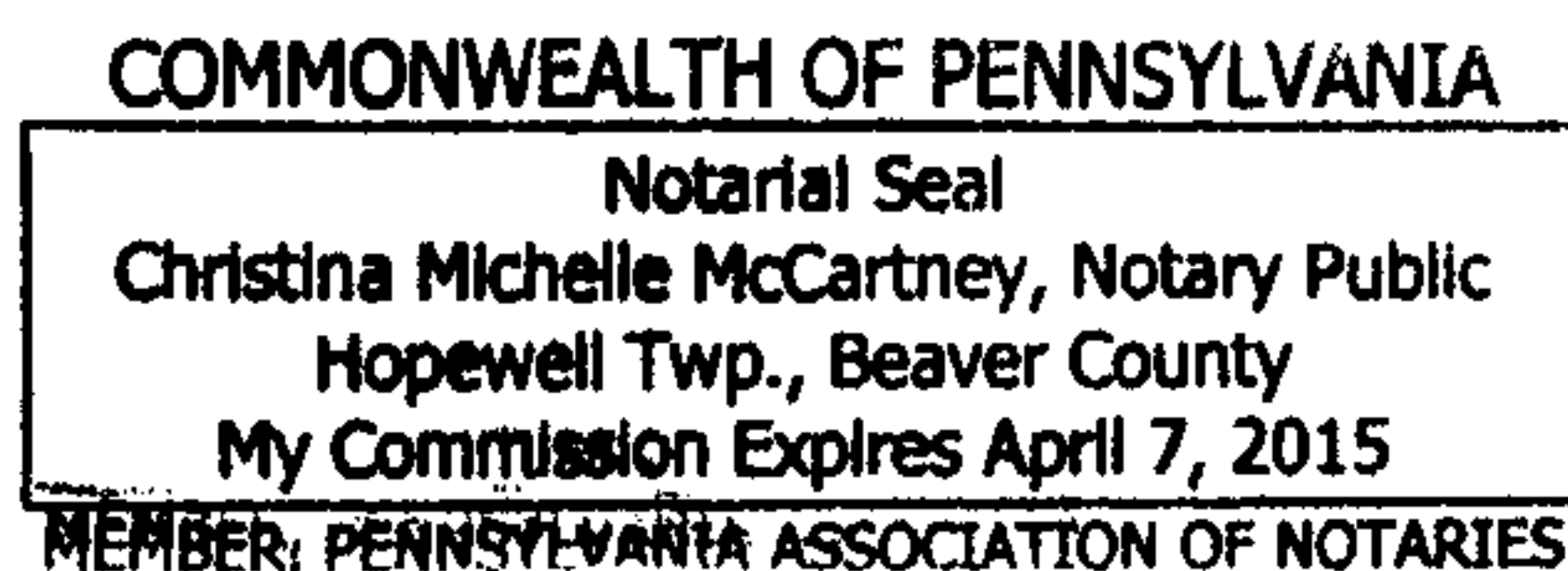
Name: Melissa Harvey

Title: AVP

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 2 day of NOV., 2011, by Melissa Harvey 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

\$75,854.00 of the above consideration is being paid through the proceeds of a mortgage being recorded simultaneously herewith