

20120216000056940 1/4 \$241.00  
Shelby Cnty Judge of Probate, AL  
02/16/2012 09:56:53 AM FILED/CERT

Shelby County, AL 02/16/2012  
State of Alabama  
Deed Tax: \$220.00

Commitment Number: 2794159  
Seller's Loan Number: 902190

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	4
(800) 439-5451	

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14-1-023-002-005.000**

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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 **Breck Arthur** and **Linda Arthur**, hereinafter grantees, whose tax mailing address is **109 Timber Dove, Pelham AL 35124**, the following real property:

**All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 5, according to the Final Plat of Wild Timber, Phase 1, as recorded in Map Book 31, Page 59, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Melvin Cowan, as Auctioneer and Attorney-in-Fact to Federal Home Loan Mortgage Corporation, as described in Doc #20110829000254370, Recorded 08/29/2011 in SHELBY County Records. Tax/Parcel ID: 14-1-023-002-005.000**

**Property Address is: 109 Timber Dove, Pelham AL 35124**

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 grantees forever.

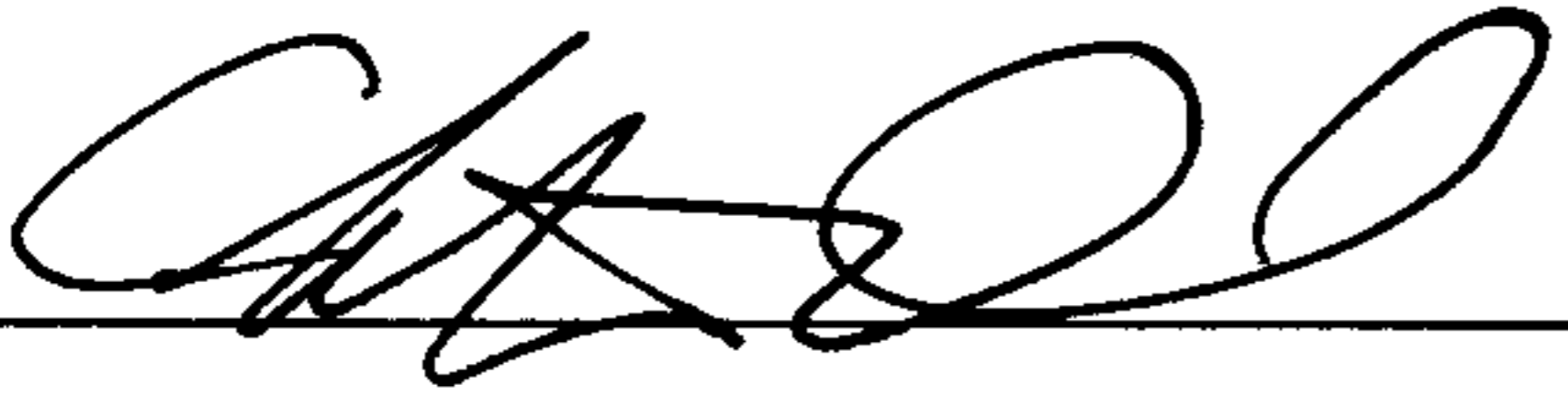
Prior instrument reference: \_\_\_\_\_

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Executed by the undersigned on 1/17, 2012:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney in Fact.**

By: 

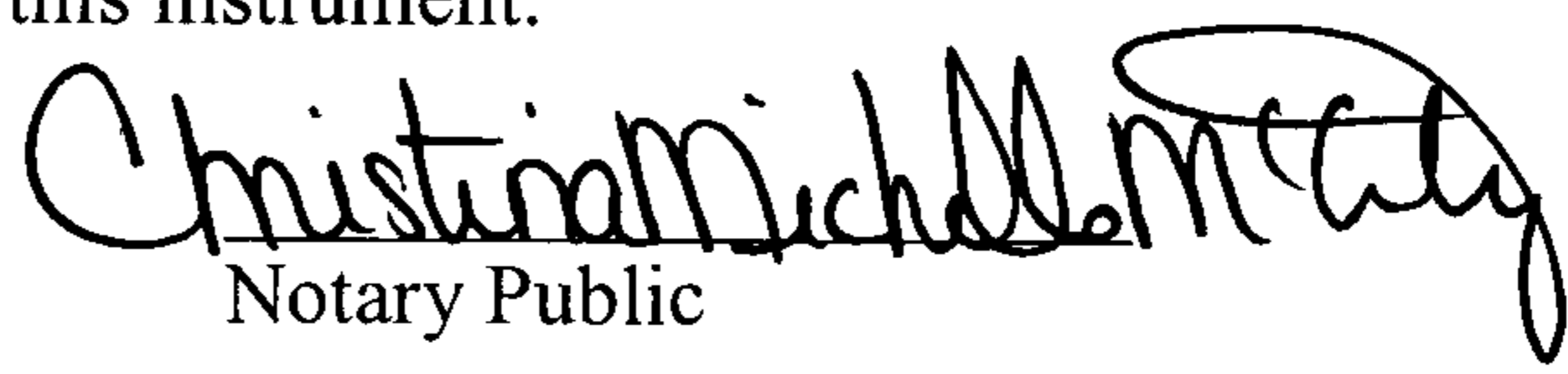
Print Name: Christopher Daniel

Its: AUP

A Power of Attorney relating to the above described property was recorded on 11/01/2007 at Document Number: Instrument# 20071101.

STATE OF PA  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 1/17, 2012 by Christopher Daniel of **ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact**, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

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

**Exhibit "A"**  
**Legal Description**



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