

Commitment Number: 2806955

Seller's Loan Number: 907030

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.

Recording Requested By & Return To: (3)  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001 2806955 3523

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-5-21-3-002-003.063**

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**SPECIAL/LIMITED WARRANTY DEED**

Mortgage amount is \$ 135,378.00.

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$138,900.00 (One Hundred Thirty-Eight Thousand Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Brian K. Gentry**, hereinafter grantee, whose tax mailing address is **542 Fieldstone DR Helena AL 35080-3523**, the following real property:

\* single

**All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 363, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Stephen F. Ranelli and Traci Ranelli to Anthony Jason Milazzo and Rachel Marie Milazzo, as described in Doc 20061218000615070, Recorded 12/18/2006 in SHELBY County Records.**

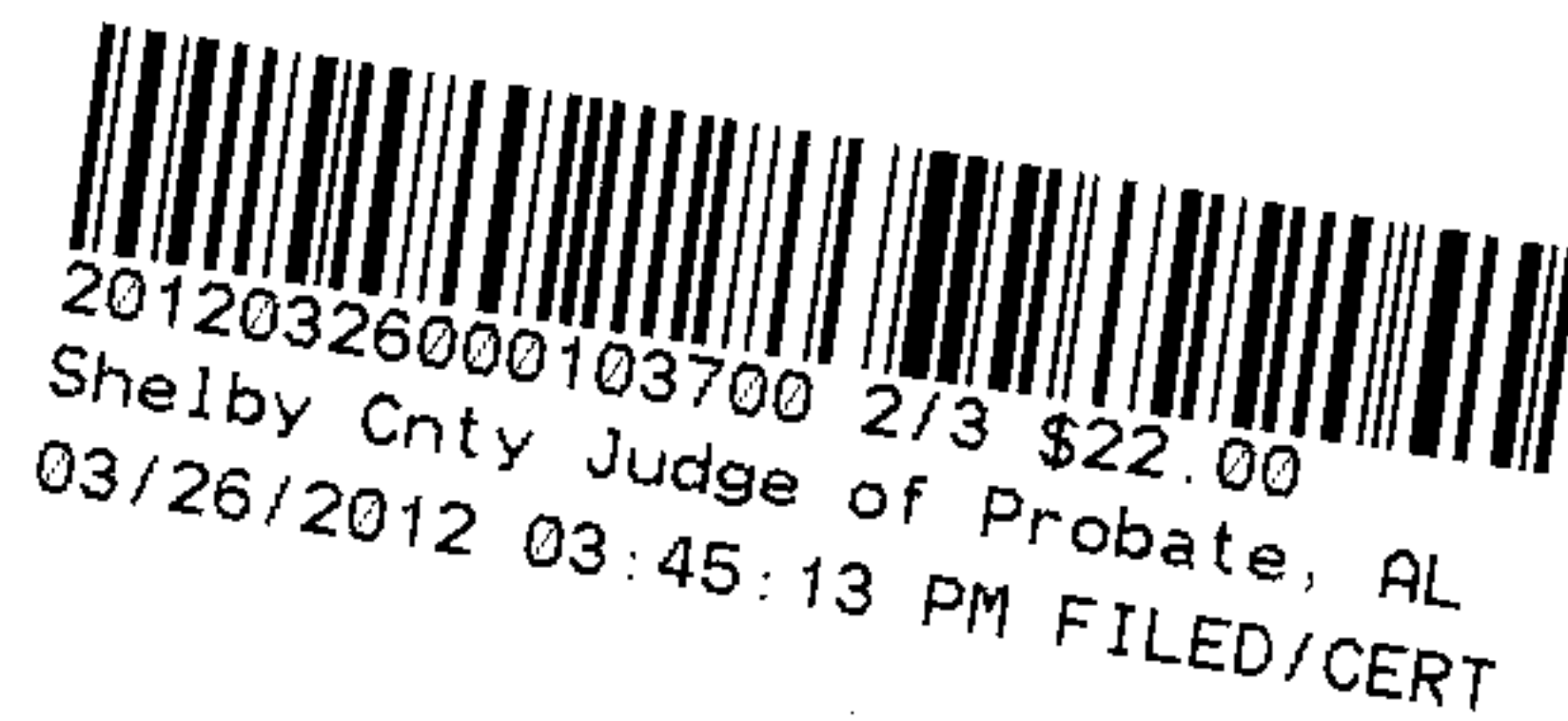
**Property Address is: 542 Fieldstone DR Helena AL 35080-3523**

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: **20110818000243190**



Executed by the undersigned on 2/3, 2012:

**Federal Home Loan Mortgage Corporation**

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

By: Melissa Harvey

Print Name: Melissa Harvey

Its: AUP

POA recorded 2/26/2008  
Inst # 20080226000076640

STATE OF PA  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 2/3, 2012 by Melissa Harvey 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.

Christina Michelle McCartney  
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

Shelby County, AL 03/26/2012  
State of Alabama  
Deed Tax: \$4.00



20120326000103700 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/26/2012 03:45:13 PM FILED/CERT