

)  
)  
)  
)  
)  
)  
)  
)

---

STATE OF ALABAMA  
SHELBY COUNTY

~~Return to and~~ mail tax statements to:

Lisa Eaton & Jeremy Eaton  
1000 Little Sorrel Dr  
Calera, AL 35040

Property Tax ID#: 22-9-31-2-006-036.000  
Commitment #: 2866708  
Seller Loan #: 926440

Consideration of 130 000.00 covered  
totally by mortgage

**SPECIAL WARRANTY DEED**

*Mortgage amount 132653.00*

Know all men by these presents: That for and in consideration of One-Hundred Thirty Thousand and 00/100 (\$130,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey LISA EATON and JEREMY EATON, wife and husband, as tenants by the entirety with rights of survivorship, whose post office address 1000 Little Sorrel Dr, Calera, AL 35040, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Prior Instrument Reference : In Reception Doc # 20111025000319160 on 10/25/2011

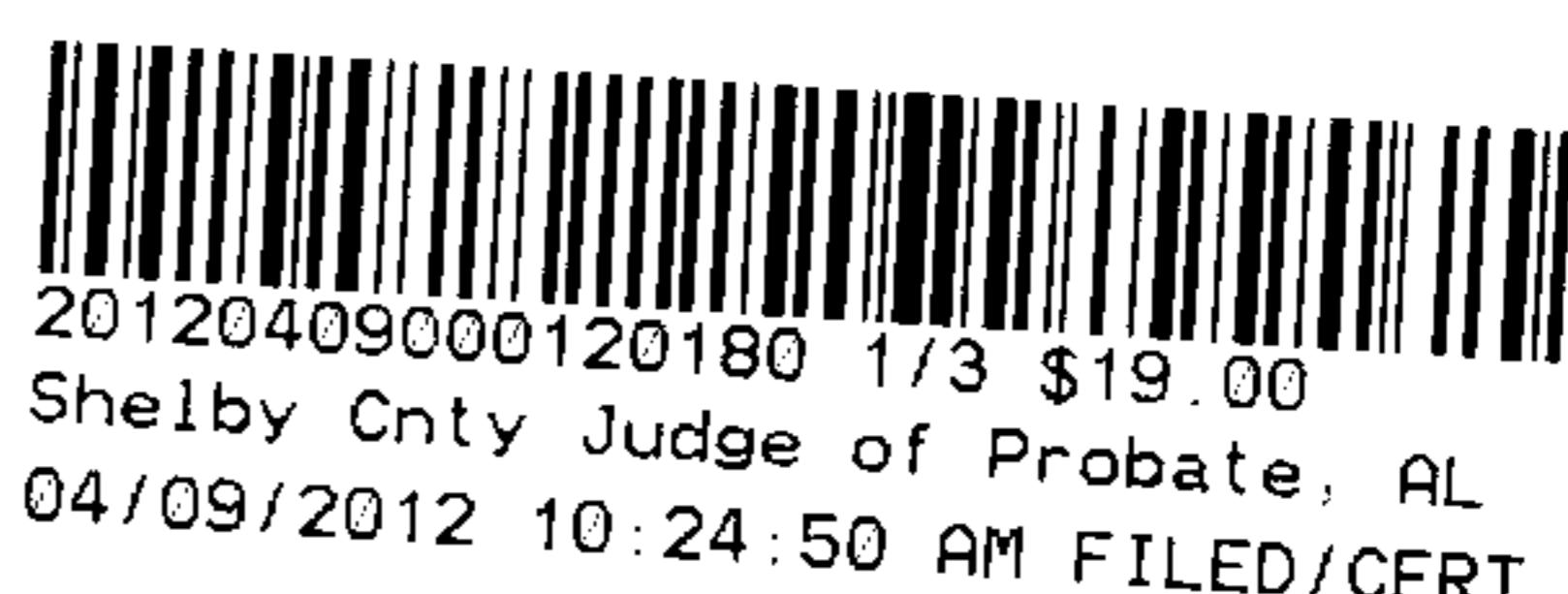
POA Recording Information: Reception# Inst# 20080226000076640 on 02/26/2008

Property Address: 1000 Little Sorrel Dr, Calera, AL 35040

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEEES, Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantees forever.



## **Exhibit "A"**

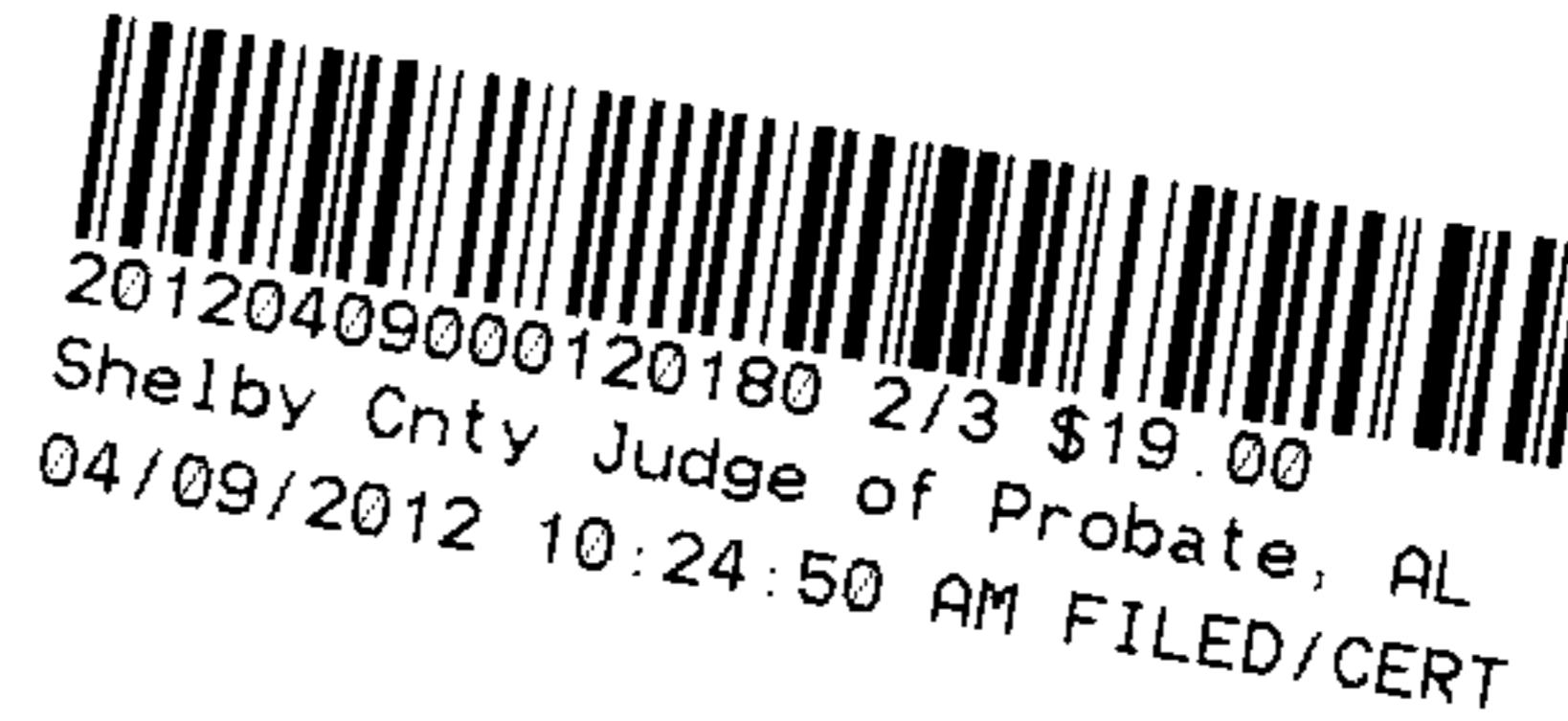
### **Legal Description**

All that certain parcel of land situate in the City of Calera, County of Shelby and State of Alabama, being known and designated as follows:

Lot 36, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from AMN Consulting, LLC, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Doc. # 20111025000319160, Dated 10/18/2011, Recorded 10/25/2011 in SHELBY County Records.

Tax ID: 22-9-31-2-006-036.000



Feb In witness whereof, Grantor has hereunto set a hand and seal this 23 day of  
2012.

FEDERAL HOME LOAN MORTGAGE  
CORPORATION

By: CHICAGO TITLE INSURANCE COMPANY,  
Its: Attorney in Fact

Peter Karayanic  
Witness

Peter Karayanic  
Printed Name

Jillitt Glatz  
Witness

Jillitt Glatz  
Printed Name

STATE OF PA  
COUNTY OF Beaver

I, Christina Michelle McCartney, hereby certify that Melissa Harvey  
its: AVP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney  
In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, whose name is signed to the  
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of February, 2012.

Prepared By:  
Curphey & Badger Law  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd R 2866708  
Aliquippa, PA 15001

