

Commitment Number: 2663901

Seller's Loan Number: 868781

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**  
**10-1-01-0-001-001.005**

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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 \$194,600.00 (One Hundred and Ninety-Four Thousand Dollars and Six Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **BENJAMIN HODGSON, LOIS HODGSON** and **EDWARD HODGSON**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **5035 APPLECROSS RD, BIRMINGHAM, AL 35242**, the following real property: *\*\*\* single*

*\* husband and wife*

**All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: Lot 12, according to the survey of Meadow Brook, Third Sector, as recorded in Map Book 7, Page 66, in the Probate Office of Shelby County, Alabama.**

**Being the same property as conveyed from Aaron Nelson, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Doc. No. 20110331000101130, Recorded 03/31/2011 in SHELBY County Records.**


**Property Address is: 4968 MEADOWBROOK RD, BIRMINGHAM, AL 35242**

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: **20110331000101130**

  
20120411000125040 2/3 \$214.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 03:04:11 PM FILED/CERT

Executed by the undersigned on 4/6, 2012:

**Federal Home Loan Mortgage Corporation**

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

By: 

Print Name: Christopher Daniel

Its: AUP



20120411000125040 3/3 \$214.00  
Shelby Cnty Judge of Probate, AL  
04/11/2012 03:04:11 PM FILED/CERT

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: 20080226000076640.

STATE OF PA  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 4/6, 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

Shelby County, AL 04/11/2012  
State of Alabama  
Deed Tax: \$195.00