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20120518000179160 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
05/18/2012 03:00:53 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

~~Return to and~~ mail tax statements to:
Jordan A Troutman & Emily P Troutman
125 Cedar Cove Ave
Pelham, AL 35124

Shelby County, AL 05/18/2012
State of Alabama
Deed Tax: \$3.50

Property Tax ID#: 13-1-11-40003-004.003
Commitment #: 2702141
Seller Loan #: 878115

mortgage amount:
129,678.00

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of One Hundred Thirty-Two Thousand Four Hundred Seventy-Five and 00/100 (\$132,475.00) 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 JORDAN A TROUTMAN and EMILY P TROUTMAN, as joint tenants with right of survivorship, whose post office address 125 Cedar Cove Ave, Pelham, AL 35124, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

*husband and wife

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Prior Instrument Reference : In Reception Doc # 20110616000177640 on 06/16/2011
POA Recording Information: Reception# Doc # 20080226000076640 on 02/26/2008
Property Address: 125 Cedar Cove Ave, Pelham, AL 35124

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 GRANTEES, 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.

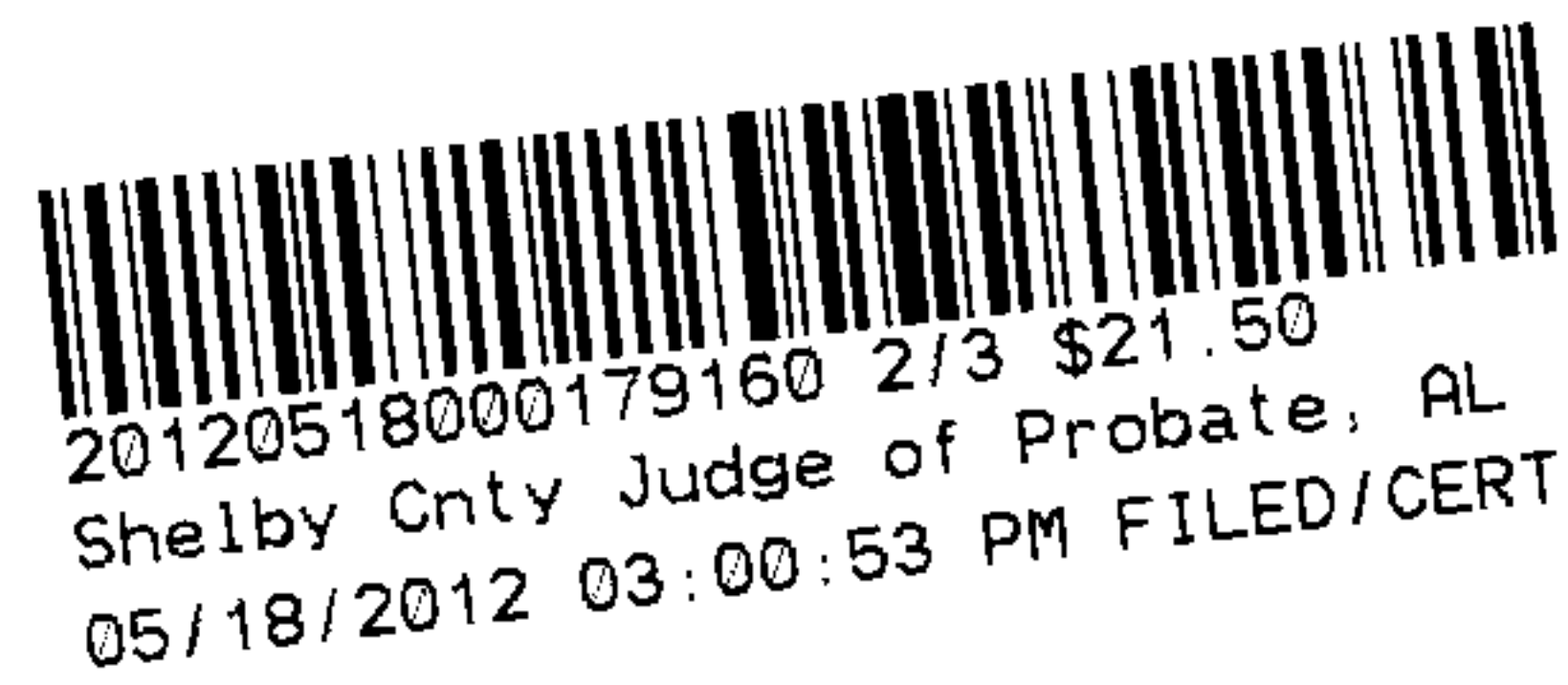
To have and to hold unto the said Grantees forever.

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA BEING DESCRIBED AS:

LOT 15, BLOCK 3, ACCORDING TOT HE SURVEY OF CEDAR COVE, PHASE III, AS RECORDED IN MAP BOOK 10, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM AMN CONSULTING, LLC AS AUCTIONEER AND ATTORNEY-IN-FACT TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DOC #20110616000177640, DATED 06/13/2011, RECORDED 06/16/2011 IN SHELBY COUNTY RECORDS.



Feb In witness whereof, Grantor has hereunto set a hand and seal this 9 day of Feb, 2012.

FEDERAL HOME LOAN MORTGAGE
CORPORATION

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

By: Melissa Harvey
Title: AUP Melissa Harvey

Ashley Holmes
Witness

Ashley Holmes
Printed Name

Nath Elliott
Witness

Nathan Elliott
Printed Name

STATE OF PA

COUNTY OF Beaver

I, Christina Michelle McCartney, hereby certify that Melissa Harvey
its: Attorney-in-Fact 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 9 day of February, 2012.

Christina Michelle McCartney
Notary Public Christina Michelle
My commission expires: McCartney

4/7/2015

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 2702141
Aliquippa, PA 15001

