



20120607000200580 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
06/07/2012 11:30:08 AM FILED/CERT

Commitment Number: 2919953

Seller's Loan Number: 944824

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
09-2-10-0-000-009.005

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$72,000.00 (Seventy-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JOHN DOUGLAS**, & hereinafter grantee, whose tax mailing address is 17 Hwy 57, Vincent, AL, the following real property: 35178

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: A parcel of land in the South 1/2 of the Northwest 1/4 of Section 10, Township 19 South, Range 1, West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 19 South, Range 1 West, and run in a Westerly direction along the South line of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 for 1962.44 feet to a point in the of Dunnivant Road; thence 118 degrees 23 minutes right along the centerline of Dunnivant Road for 118.79 feet to a point; thence 12 degrees 05 minutes right and continue along the last described course for 324.13 feet to a point; thence 18 degrees 03 minutes left and continue along the last stated course for 169.75 feet to a point on the Southerly line of a 60 foot right of way for a county road; (Dunnivant Valley Cove); thence 7 degrees 05 minutes 30 seconds left and continue along the last stated course

for 60.38 feet to the point of beginning of the property herein described; thence continue along the last state course for 253.71 feet to a point; thence 84 degrees 01 minutes 40 seconds right and run in an Easterly direction for 444.77 feet to a point on the Northerly right of way of a county road (Dunnavant Valley Cove); thence 134 degrees 51 minutes 25 seconds right in a Southwesterly direction and along said right of way (Dunnavant Valley Cove) for 192.7 feet to a point; thence 29 degrees 14 minutes 56 seconds right and continue along said right of way (Dunnavant Valley Cove) for 67.63 feet to a point; thence 14 degrees 26 minutes 03 seconds left and continue along said right of way (Dunnavant Valley Cove) for 191.10 feet to a point, thence 29 degrees 52 minutes 04 seconds right and continue along said right of way (Dunnavant Valley Cove) for 83.21 feet to the point of beginning herein described.

Being the same property as conveyed from AARON NELSON, AUCTIONEER to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in Doc No. 20111228000393740, Recorded 12/28/2011 in SHELBY County Records.

Property Address is: 5229 DUNNAVANT VALLEY COVE, 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 grantee forever.

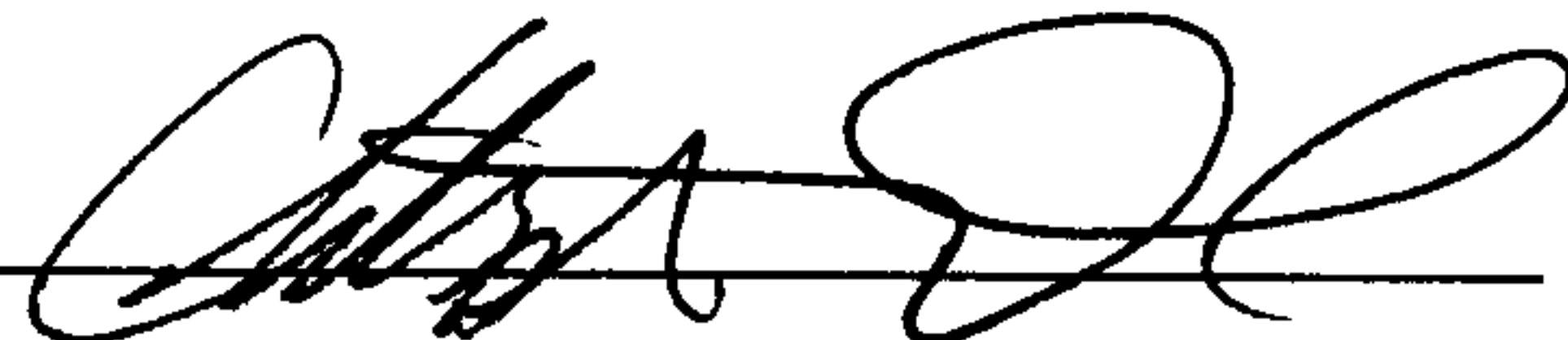


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Executed by the undersigned on 5/22, 2012:

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 02/26/2008 at Document Number: 20080226000076640.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 5/22, 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.

Christina Michelle McCartney
Notary Public My Comm Exp: 4-7-15

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

Christina Michelle McCartney

Mail tax statements to:
17 Hwy 57
Vincent AL 35178

Shelby County, AL 06/07/2012
State of Alabama
Deed Tax: \$72.00



20120607000200580 3/3 \$90.00
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