



20120705000235950 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
07/05/2012 12:40:28 PM FILED/CERT

Commitment Number: 2972196
Seller's Loan Number: 969030

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
10-1-01-0-991-068.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$53,000.00 (Fifty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Daniel P. Davidson*** hereinafter grantee, whose tax mailing address is **804 MORNING SUN, DR.BIRMINGHAM, AL 35242**, the following real property:

** Single man*

All that certain condominium situate in the County of Shelby, State of Alabama, described as follows: Unit 804, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium. Being the same property as conveyed from AMN Auctioneering, LLC, as Auctioneer, to Federal Home Loan Mortgage Corporation, as described in Doc #20120321000096980, Dated 03/13/2012, Recorded 03/21/2012 in SHELBY County Records.

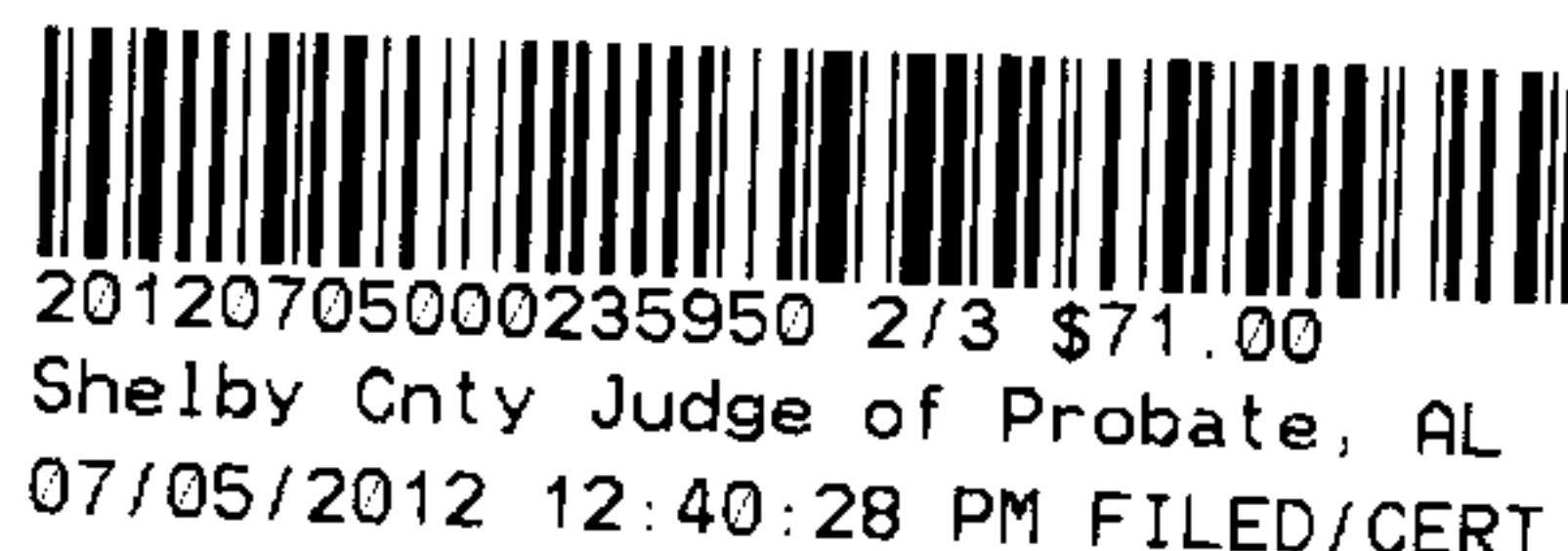
Property Address is: 804 MORNING SUN, DR. BIRMINGHAM, AL 35242

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.

Prior instrument reference: **20120321000096980**

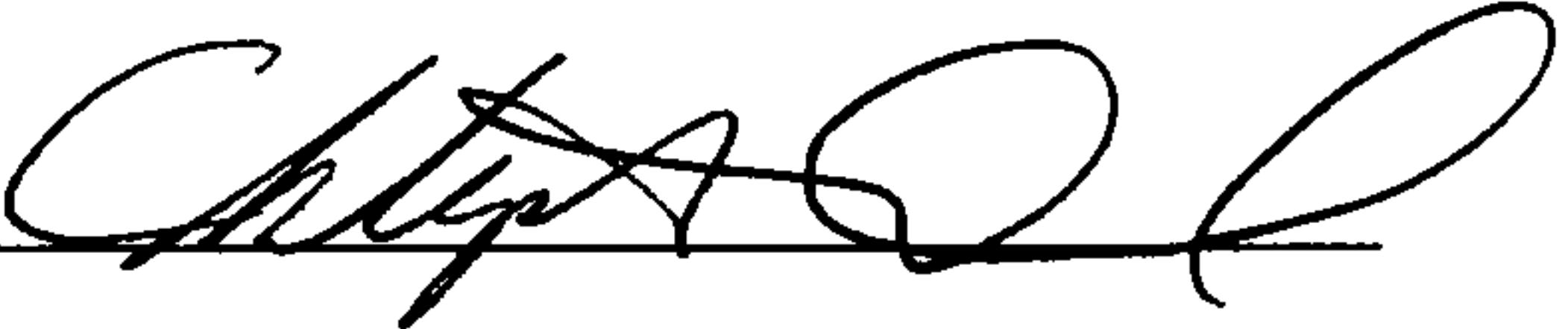


Executed by the undersigned on 5/22, 2012:

20120705000235950 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
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Federal Home Loan Mortgage Corporation

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

By: 

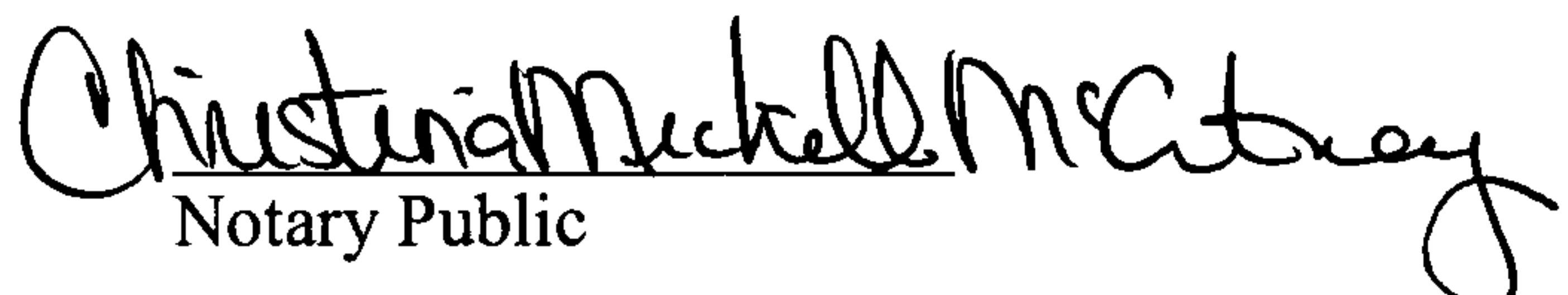
Print Name: Christopher Daniel

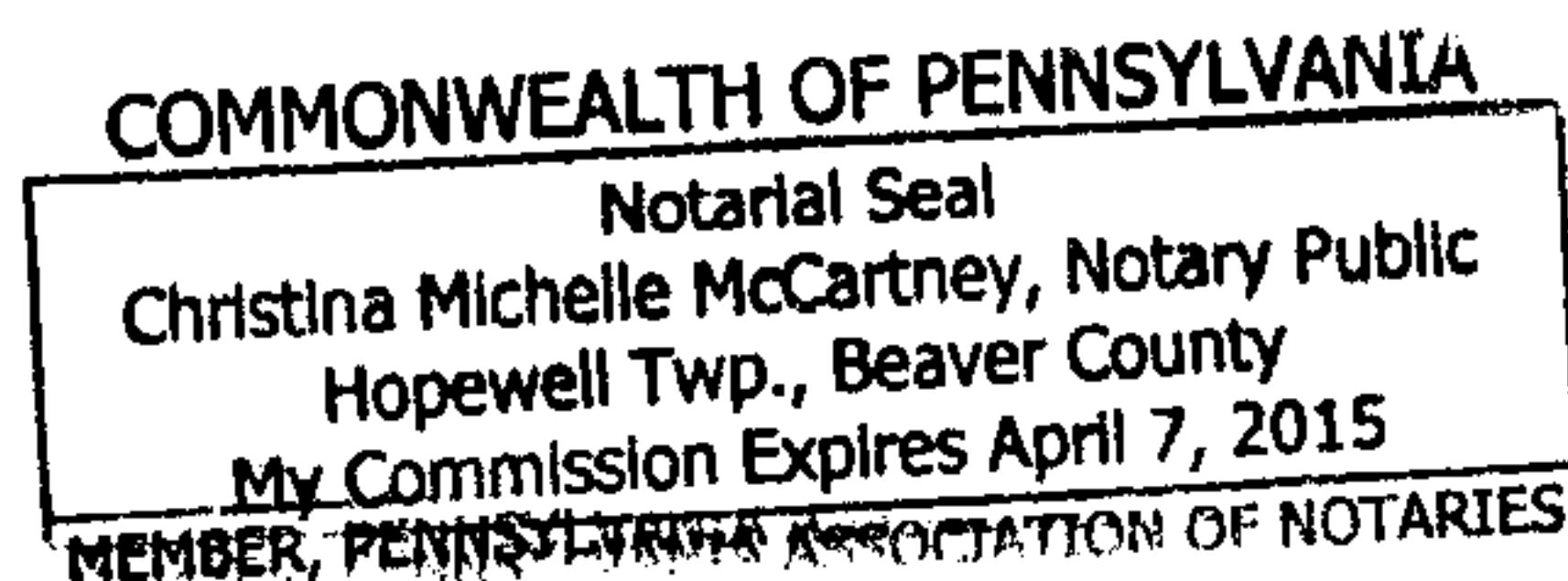
Its: AUP

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.


Notary Public



Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$53.00