

20120731000277920 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
07/31/2012 02:59:38 PM FILED/CERT

Commitment Number: 3010247
Seller's Loan Number: 986954

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

Mortgage Amount: 110415.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
284174002039000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$129,900.00 (One Hundred and Twenty-Nine Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DOUGLAS W. CLAYTON** and **LINDA H. CLAYTON**, hereinafter grantees, whose tax mailing address is **1033 Pearl Pl, Calera, AL 35040**, the following real property:

husband and wife

All that certain parcel of land situate in the County of Shelby, State of Alabama, described as follows: Lot 153, according to the Survey of Emerald Ridge, Sector 1, as recorded in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from AARON WARNER, AUCTIONEER to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in Inst# 20120608000203730, Recorded 06/08/2012 in SHELBY County Records.
Property Address is: 1033 Pearl Pl, Calera, AL 35040.

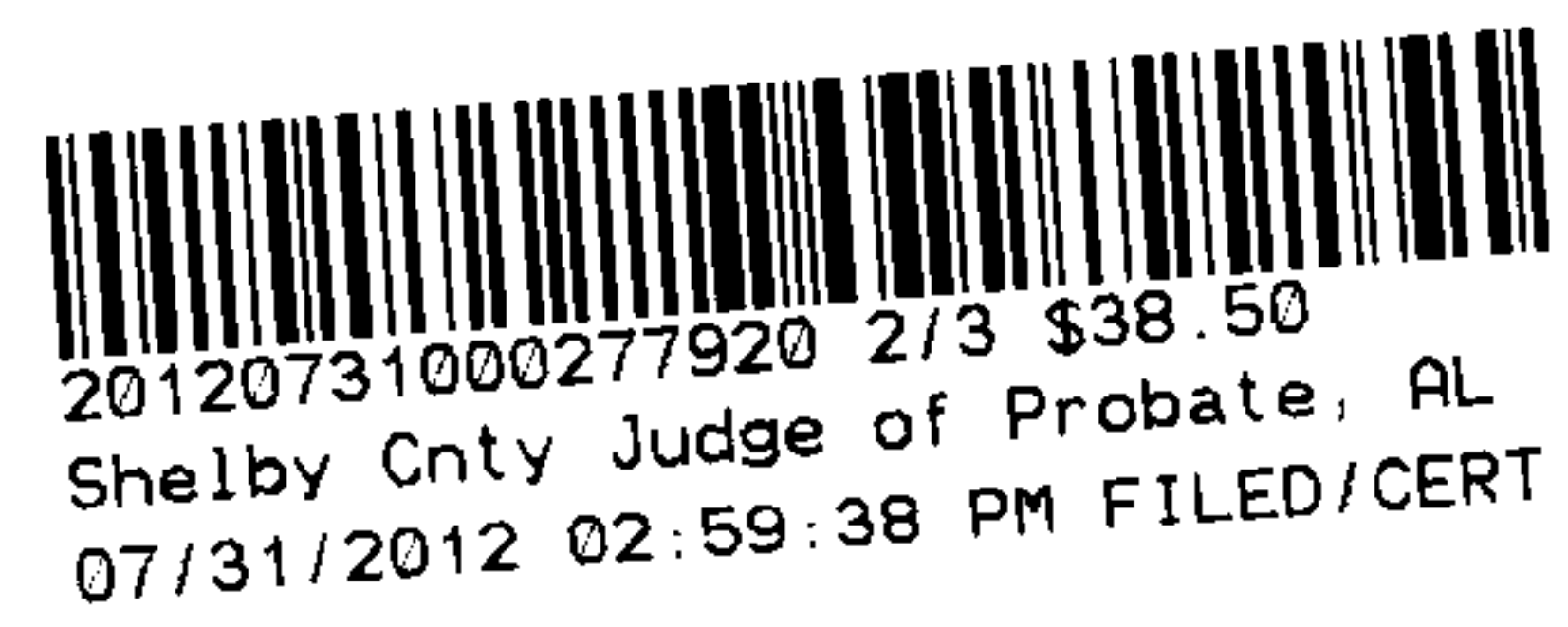
Shelby County, AL 07/31/2012
State of Alabama
Deed Tax: \$19.50

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: **20120608000203730** rec 6-8-12



Executed by the undersigned on 7/6, 2012:

Federal Home Loan Mortgage Corporation

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

By: Kimberly A. Arndt

Print Name: Kimberly A. Arndt

Its: AUP

✕

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

STATE OF Pennsylvania
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 7/6, 2012 by Kimberly A. Arndt 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

Christina Michelle McCartney

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

Mail tax statements to:
1033 Pearl Pl
Calera AL 35040



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