

Shelby County, AL 03/11/2015
State of Alabama
Deed Tax: \$2.50

Commitment Number: 3274054

Seller's Loan Number: 1132478

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (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, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-6-14-0-000-003.041

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$119,900.00 (One Hundred Nineteen Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JONATHAN DANIEL SMITH** and **CHRISTINA MARIE SCARPELLI**, hereinafter grantees, whose tax mailing address is **247 IVY HILLS CIR, CALERA, AL 35040-5018**, the following real property:

Being known and designated as: All that certain parcel of land situate in the County of Shelby, State of Alabama, described as follows: Lot 186, according to the plat of Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama. Being the same property as conveyed from Aaron Nelson, as Auctioneer to Federal Home Loan Mortgage Corporation, as described in Doc. No. 20140610000174730, Dated 06/04/2014, Recorded 06/10/2014 in Shelby County Records.

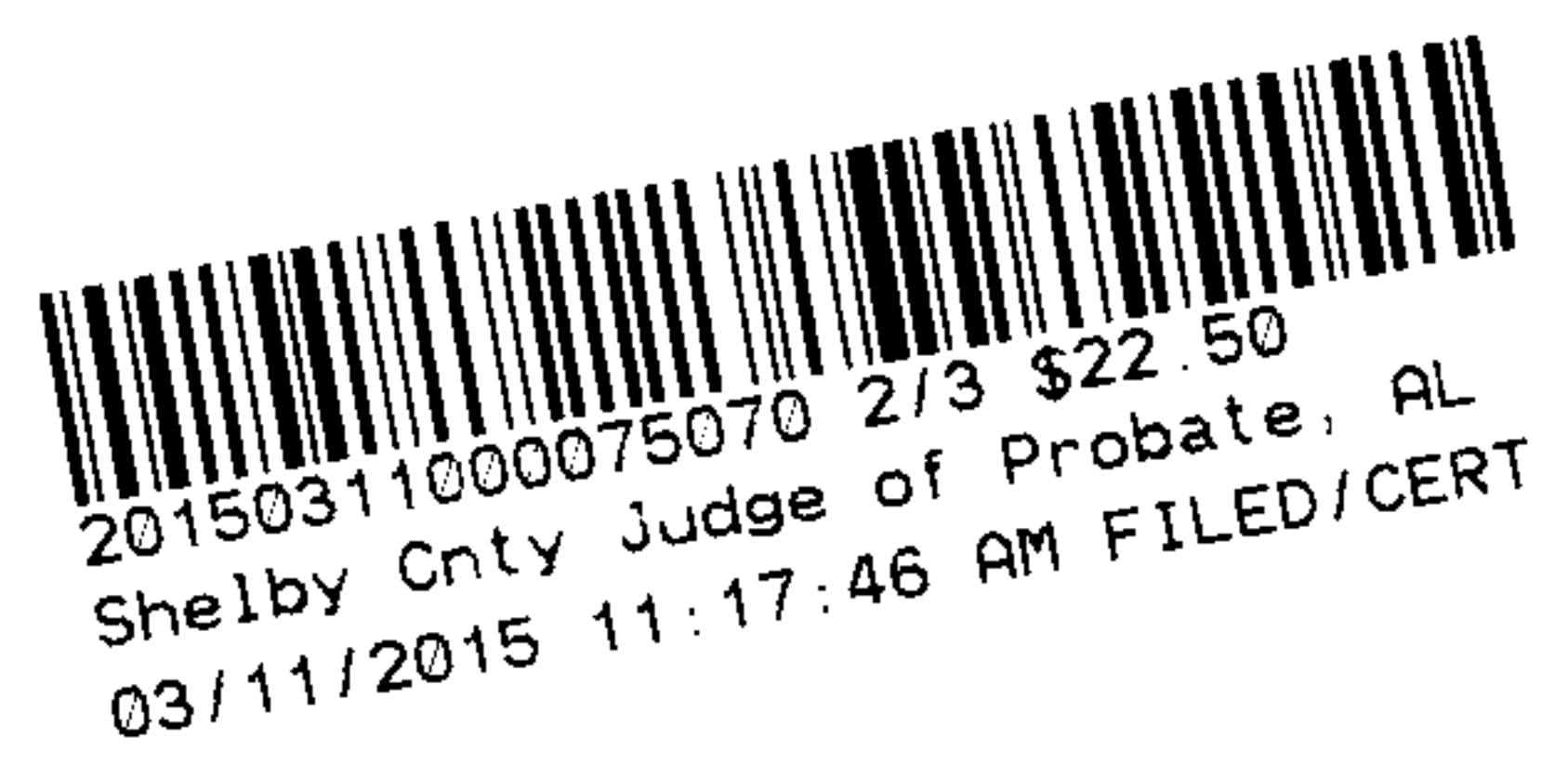
Property Address is: 247 IVY HILLS CIR, CALERA, AL 35040-5018

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.

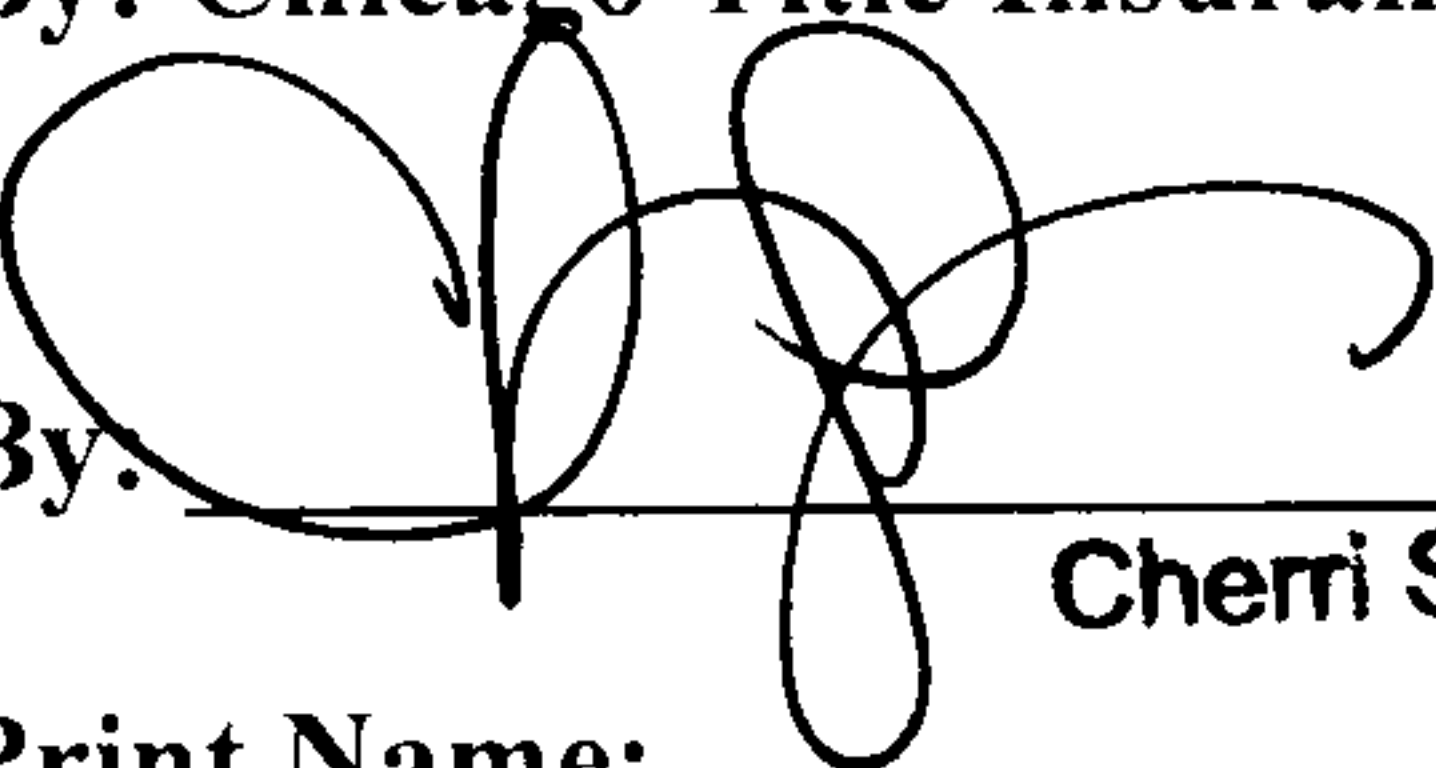
Prior instrument reference: **20140610000174730**



Executed by the undersigned on 1-20, 2015:

Federal Home Loan Mortgage Corporation

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

By:  _____
Cherri Springer

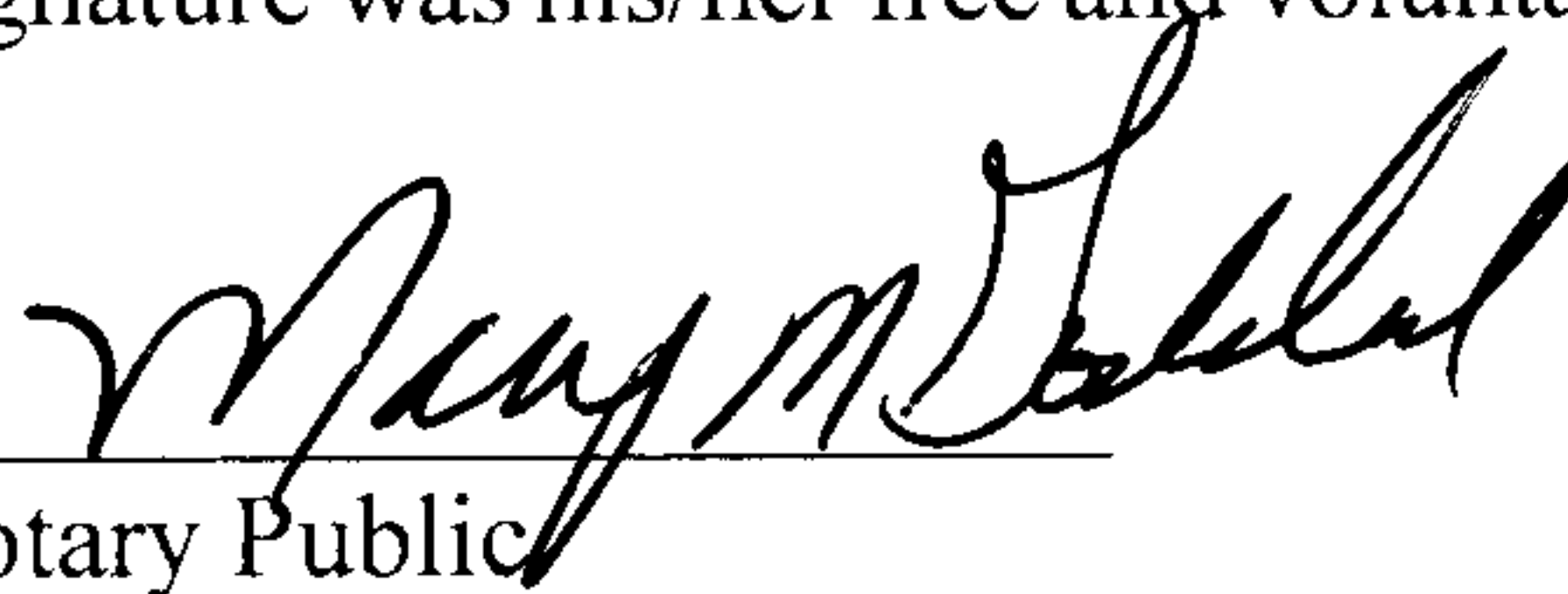
Print Name: _____

Its: AVP


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 ALLEGHENY

The foregoing instrument was acknowledged before me on 1-20, 2015 by Cherri Springer AVP 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
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


20150311000075070 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
03/11/2015 11:17:46 AM FILED/CERT