

Commitment Number: 3002884  
Seller's Loan Number: 983821

This instrument prepared by:  
Arin Adkins., Mississippi Bar Number: 101831, 2906 North State Street, Suite 330, Jackson, MS  
39216 (phone number: 601.981.1568).  
After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

**INDEXING INSTRUCTIONS: All that certain parcel of land situate in the County of  
Desoto, State of Mississippi, being known and designated as follows: Lot #36, Section A,  
Edgewater Subdivision. Sec. 20, T 3S, R 7 W, PB 64, Pgs 29-30**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
3074200800003600**

**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, (contact phone number: 800.439.5451) whose mailing address is 5000 Plano Parkway, Carrollton, TX 75010, hereinafter grantor, for \$139,900.00 (One Hundred and Thirty-Nine Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **HELEN MORGAN SHAW** (contact phone number: 662-574-1777 NA), hereinafter grantee, whose tax mailing address is 1428 Pendulum Dr. N., Hernando,, MS 38632-8345, the following real property:

**All that certain parcel of land situate in the County of Desoto, State of Mississippi, being known and designated as follows: Lot #36, Section A, Edgewater Subdivision, as shown on Docket S, Plat Book 64, Page 29 & 30, in the Office of the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description, said Lot being in Section 20, Township 3 South, Range 7 West, Hernando, Mississippi.**

\* ~~Prepared by/Return to:~~  
**WALKER, BROWN & BROWN, P.A.**  
ATTORNEYS AT LAW  
2540 HIGHWAY 51 SOUTH  
HERNANDO, MS 38632  
662-429-5277

**Property Address is: 1428 Pendulum Dr. N., Hernando, MS 38632-8345**

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 preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named above in the legal description.

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: **Official Records Deed Book 686 Page 67**

Executed by the undersigned on 6/11, 2012:

**Federal Home Loan Mortgage Corporation**

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

By: 

Print Name: Cherri Springer

Its: AUP

A Power of Attorney relating to the above described property was recorded on 03/05/2007 at Document Number: Book 118, Page 764.

STATE OF Pennsylvania  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 6/11, 2012 by Cherri Springer 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  
Christina Michelle McCartney, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 7, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES