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Shelby Cnty Judge of Probate, AL
03/13/2009 01:11:22PM FILED/CERT

SEND TAX NOTICE:
Anthony & Angela Roshell
105 Trumpington Way
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY SHELBY)

STATUTORY WARRANTY DEED

Source of Title: Foreclosure Deed
BK 2008, Pg 460460

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred and Thirty Thousand and no/100 (\$430,000.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **ANTHONY ROSHELL and ANGELA ROSHELL** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate located in following described real estate located in Shelby County, Alabama:

Lot 132, Weatherly, Sector II, Phase II, as recorded in Map Book 14, Page 73, A, B and C, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated December 8, 2008 which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire December 8, 2009.

This conveyance is made subject to matters of survey and other matters of record, if any.

EvaBank hereby assigns to the Grantees the balance due on the debt, if any. EvaBank guarantees to the extent of the purchase price recited above that grantees will not suffer any loss upon any redemption of the property herein conveyed.

TO HAVE AND TO HOLD, to the said **ANTHONY ROSHELL and ANGELA ROSHELL**, Grantees as joint tenants with right of survivorship, their heirs and assigns forever.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by **DEWAYNE N. MORRIS, C.E.O.**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of February, 2009.

EVABANK

By: Dewayne N. Morris
Dewayne N. Morris, C.E.O.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Dewayne N. Morris, whose name as C.E.O. of EvaBank is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 16th day of February, 2009.

Angela M. Rosell
NOTARY PUBLIC

My Commission Expires: 8/14/2010

