


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

SEND TAX NOTICE TO:
EvaBank
1710 Cherokee Ave., S.W.
Cullman, AL 35055

STATE OF ALABAMA) FORECLOSURE DEED
SHELBY COUNTY)


20100324000085900 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/24/2010 02:44:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that on August 20, 2007, Michael T. Adams, a single man, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded as Instrument No. 20070829000407480 Page 1-5, in the Probate Office of Shelby County, Alabama.

Default was made in payment of a portion of the indebtedness secured by and described in the mortgage and the holder and owner of the mortgage did declare the entire sum secured thereby to be due and payable, as provided by the terms of the mortgage, and the mortgage being and continuing in default and subject to foreclosure to and including March 24, 2010.

Under the power contained in the mortgage, the property described therein was advertised for sale by publication once a week for three consecutive weeks in **The Shelby County Reporter**, a newspaper published in Shelby County, Alabama, the notices appearing in the issues of the paper published on March 3, 10, 17, 2010.

In strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Columbiana, Alabama, on March 24, 2010, during the legal hours of sale and the same was purchased by EvaBank, an Alabama bank who was duly authorized to do so under the terms of the mortgage, at and for the sum of \$80,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$80,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, David Cowart, as auctioneer, agent and attorney in fact for mortgagee, by virtue of the power contained in the mortgage and the law in such cases made and provided, do hereby grant, bargain, sell and convey unto EvaBank all of the right, title, interest, and claim of Michael T. Adams, a single man, and of all persons and firms claiming under him, in and to the following described real estate located in Shelby County, Alabama:

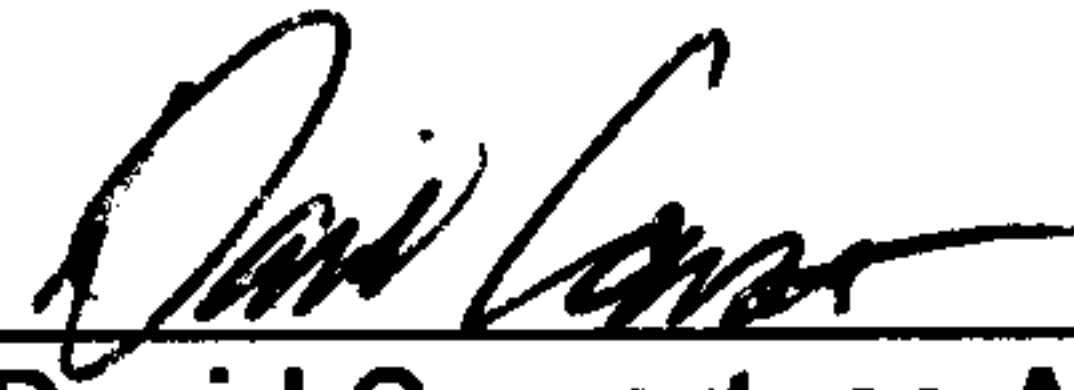
A part of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 - 1/4 Section and run E along the S line of said 1/4 - 1/4 Section a distance of 349.32 feet; thence turn an angle of 100°19' to the left and run a distance of 146.0 feet to the point of beginning of the lot herein described; thence continue along the same bearing a distance of 150.0 feet; thence turn an angle of 81° 32' to the right and run a distance of 100 feet; thence turn an angle of 98°28' to the right and run a distance of 150.0 feet; thence turn an angle of 81°32' to the right and run a distance of 100 feet to the point of beginning.

LESS & EXCEPT:

Commencing at the SW corner of the SW 1/4 of the NW 1/4, Section 3, Township 24 North, Range 12 East; thence northerly along the W line of said SW 1/4 of the NW 1/4 a distance of 205 feet, more or less, to the present SE right-of-way line of Alabama Highway No. 25; thence northeasterly along said present SE right-of-way line, a distance of 310 feet, more or less, to the W line of the property herein to be conveyed and the point of beginning; thence continue northeasterly along said present SE right-of-way line a distance of 102 feet, more or less, to the E property line; thence southerly along said E property line, a distance of 16 feet, more or less, to a point that is 55 feet, southeasterly of and at right angles to the centerline of Project No. S-44(8); thence S 73°32'33" W parallel with the centerline of said project, a distance of 90 feet, more or less, to a point that is 55 feet southeasterly of and at right angles to the centerline of said project at Station 10+00; thence westerly along a line (which if extended would intersect at a point that is 40 feet southeasterly of and at right angles to the centerline of said project at Station 9+50), a distance of 14 feet, more or less, to the W property line; thence northerly along said W line a distance of 13 feet, more or less, to the point of beginning. Lying and being situated in Shelby County, Alabama.

To have and to hold, unto EvaBank, an Alabama bank, its successors and assigns forever.

IN WITNESS WHEREOF, I, David Cowart, as auctioneer, agent and attorney in fact for mortgagee have hereunto set my hand and seal this 24th day of March, 2009.



David Cowart, as Auctioneer, Agent and Attorney in
Fact Conducting said Sale

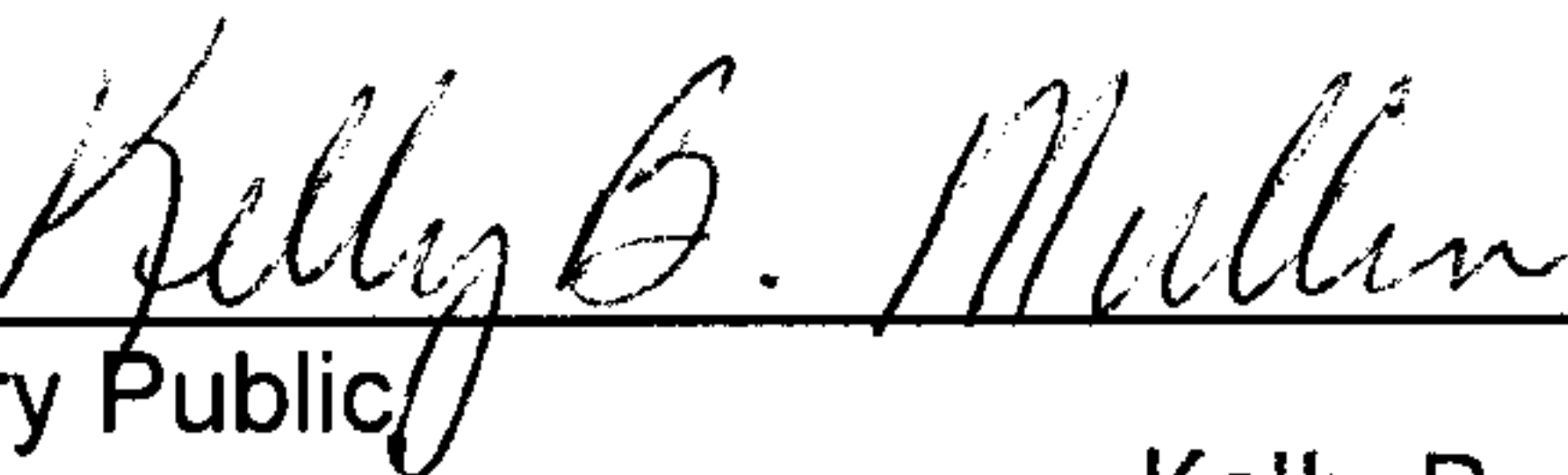
STATE OF ALABAMA)
)
COUNTY OF SHELBY)



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I, the undersigned, a Notary Public in and for said County and State, hereby certify that David Cowart, whose name is signed to the foregoing Foreclosure Deed, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity recited in said deed, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of March, 2009.

 (SEAL)
Notary Public

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013