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Shelby Cnty Judge of Probate, AL  
10/12/2010 12:34:58 PM FILED/CERT

SEND TAX NOTICE:  
**James T. Washer**  
**5865 Old Kendrick Road**  
**Helena, Alabama 35080**

Tax Parcel ID #: 58-13-08-27-1-001-002.005

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

*Source of Title: Foreclosure Deed  
Bk 2010, Pg 104600*

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )        STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Two Hundred Fifty Thousand and no/100 (\$250,000.00) Dollars, of which \$200,000.00 is being paid by the execution of a purchase money mortgage of even date herewith, 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 **JAMES T. WASHER Jr. and LAURA L. WASHER, husband and wife** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the Northwest ¼ of the Northeast ¼ of Section 27, Township 20 South, Range 3 West, Shelby County Alabama being more particularly described as follows: Commence at the Northeast corner of the Northwest ¼ of the Northeast ¼ of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama; thence run west along the north line of said ¼ ¼ Section a distance of 307.58' to the point of beginning; thence continue along the last described course a distance of 420.29'; thence left 86' and run southerly a distance of 429.03'; thence left 94° and run east a distance of 460.63'; thence left 91°2' and run northerly a distance of 425.00 to the point of beginning.

Subject to a 25 foot non-exclusive easement for ingress and egress and public utilities being more particularly described as follows: Commence at the Northeast corner of the Northwest ¼ of the Northeast ¼ of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the North line of said ¼ ¼ section a distance of 307.58 feet to the Point of Beginning; thence continue along the last described course a distance of 420.29 feet to the Easterly line of Old Kendricks Road; thence left 86 degrees and run Southerly a distance of 25.06 feet; thence left 94 degrees and run East a distance of 422.06 feet; thence left 91 degrees 26 minutes and run North a distance of 25.01 feet to the Point of Beginning.  
This conveyance is made subject to matters of survey and other matters of record, if any.  
This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated April 7, 2010, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire April 7, 2011.

**TO HAVE AND TO HOLD**, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**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 28<sup>th</sup> day of September, 2010.

Shelby County, AL 10/12/2010  
State of Alabama  
Deed Tax : \$50.00

**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 28<sup>th</sup> day of September, 2010.

*Anna Marie Shreeder*  
NOTARY PUBLIC  
*My Commission Expires 8/14/2014*

