

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

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

**DEED IN LIEU OF FORECLOSURE**

STATE OF ALABAMA            )  
  ) KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY                )

That in consideration of One and no/100 (\$1.00) Dollars and other good and valuable consideration, which is being credited to the mortgage debt secured by the mortgage described below, to the undersigned Grantor, **SARAH FAKOURI, an unmarried woman**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **EvaBank** (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama,  
to-wit:

Lot 262, according to the survey of Waterford Village Sector 3, as recorded in Map Book 31, Page 135 in the Probate Office of Shelby County, Alabama.

THIS IS A DEED IN LIEU OF FORECLOSURE OF THAT CERTAIN MORTGAGE DATED FEBRUARY 7, 2008, AND RECORDED AS DOCUMENT 20080326000122580, PAGES 1/5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Grantee, EvaBank, intends to sell the property in a commercially reasonable manner and apply the net proceeds of the sale to the debt secured by the mortgage. Sarah Fakouri, will owe the balance of the debt, if any, after application to the debt of the net proceeds of the sale, less expenses in connection with owning and selling the property.

TO HAVE AND TO HOLD to the said EvaBank, Grantee, its successors and assigns forever.

And said GRANTOR does for herself, her heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

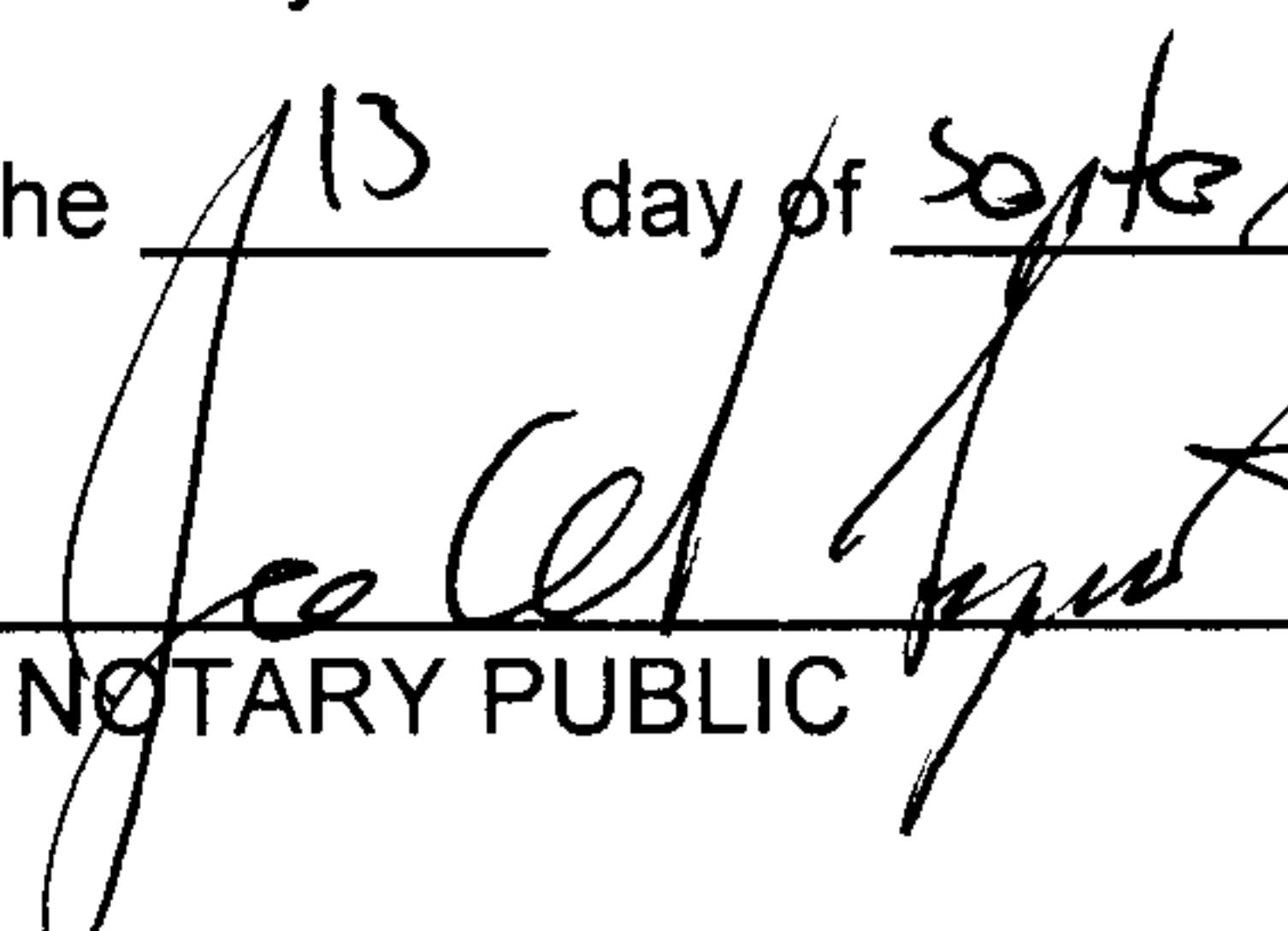
IN WITNESS WHEREOF, the said Grantor, has hereto set her signature and seal, this the 13 day of September, 2010.

  
Sarah Fakouri

STATE OF ALABAMA            )  
  )  
COUNTY OF Beltzow        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Fakouri, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the

13 day of September, 2010  
  
NOTARY PUBLIC  
