


SEND TAX NOTICE:
Ann B. Schowalter & David M. Hicks
1008 Colonial Drive
Alabaster, AL 35007

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


20110105000001580 1/1 \$36.50
Shelby Cnty Judge of Probate, AL
01/05/2011 08:05:00 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Seven Thousand and no/100 (\$97,000.00) 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 **ANN B. SCHOWALTER and DAVID M. HICKS, wife and husband**, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 8, according to the Survey of Parkside, a Residential Townhome Development, as recorded in Map Book 22, Page 133, in the Probate Office of Shelby County, Alabama.

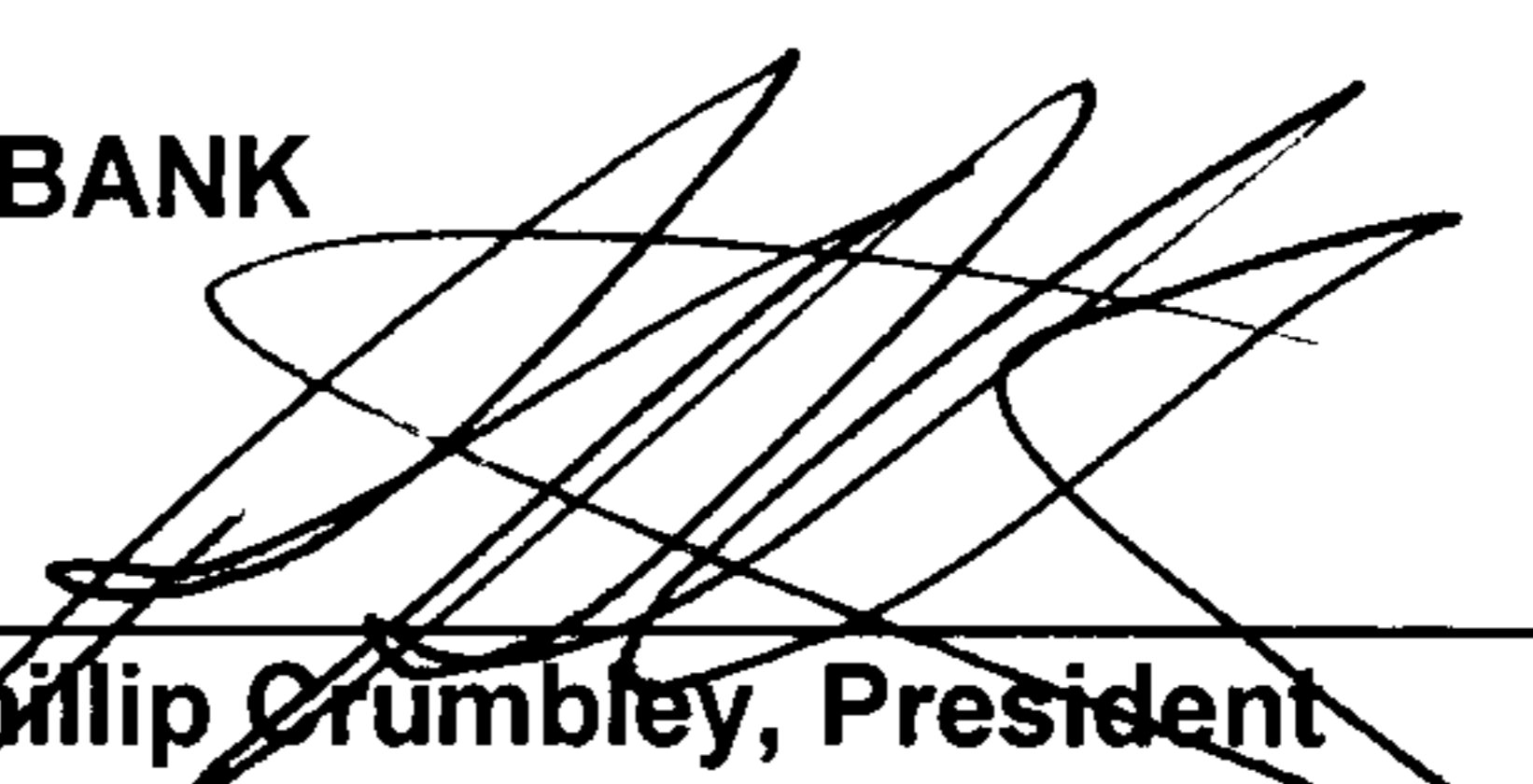
This conveyance is made subject to matters of survey and other matters of record, if any.

This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated March 10, 2010, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire March 10, 2011.

\$72,750.00 of the consideration recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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 Phillip Crumbley, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December, 2010.

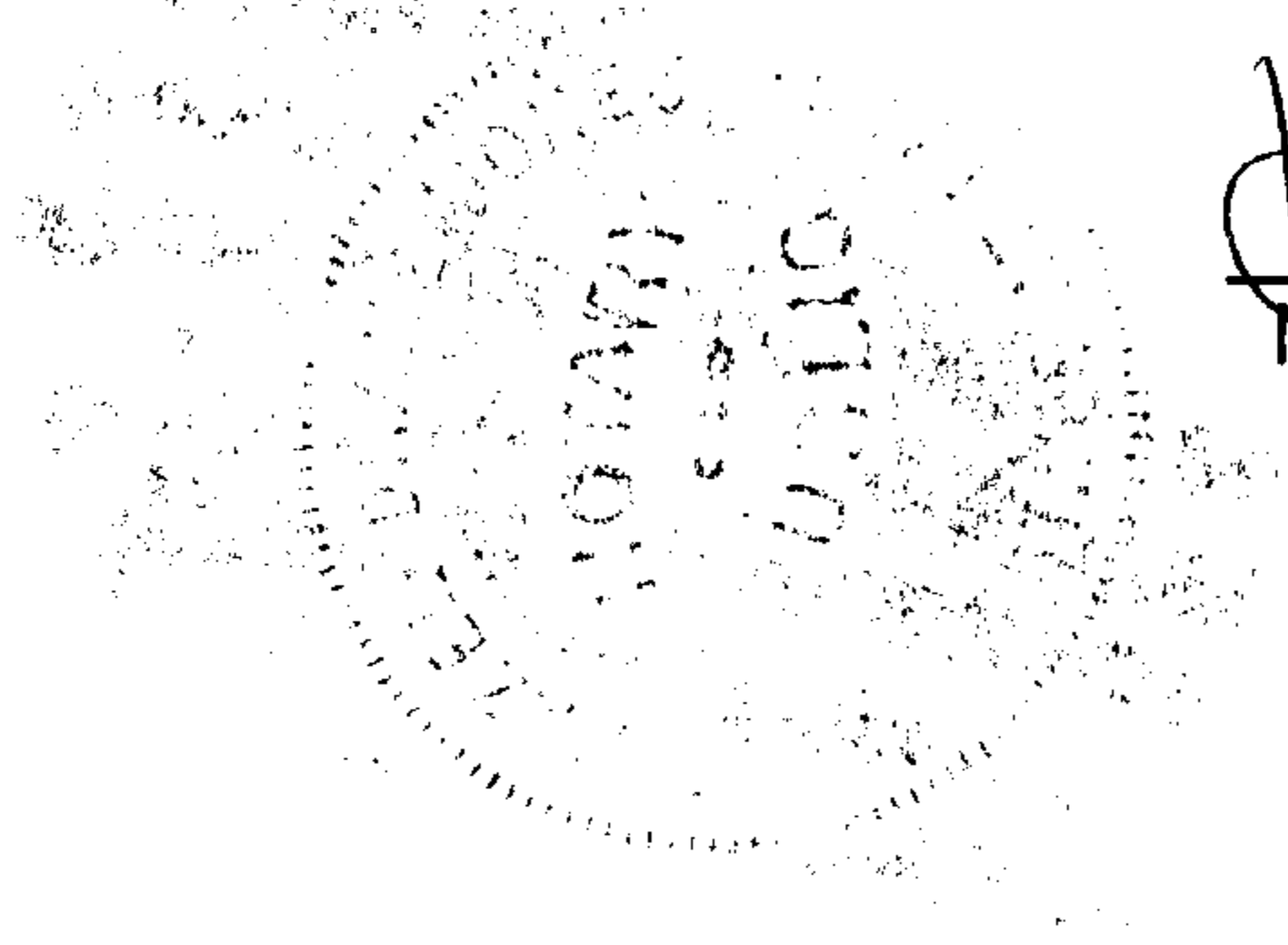
EVABANK

By: _____
Phillip Crumbley, President

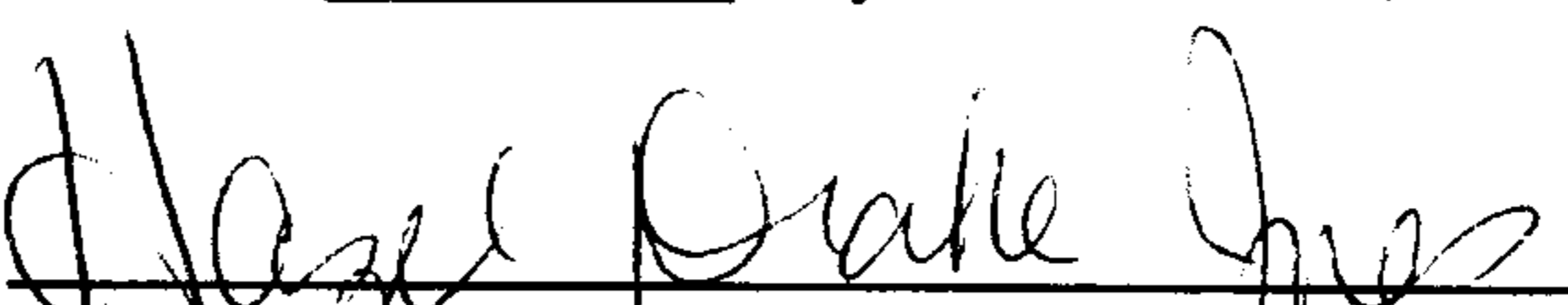
STATE OF ALABAMA)
)
COUNTY OF CULLMAN)

Shelby County, AL 01/05/2011
State of Alabama
Deed Tax: \$24.50

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Phillip Crumbley, whose name as President 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 21st day of December, 2010.





NOTARY PUBLIC 3-6-11