

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)



20120907000340580 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/07/2012 03:21:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that on August 8, 2008, Carmen Huerta, a single woman, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded in Book Instrument No. 20080819000333890 Page 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 September 7, 2012.

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 August 15, 22, 29, 2012.

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 September 7, 2012, 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 \$110,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$110,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, Anna Stivender, 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 Carmen Huerta, a single woman, and of all persons and firms claiming under her, in and to the following described real estate located in Shelby County, Alabama:

Lot 198, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22 Page 67 in the Probate Office of Shelby County, Alabama.

Property Address: 267 Warwick Lane, Alabaster, AL 35007

Grantee: Carmen Huerta 4635 Border Village Road, San Ysidro, CA 92173

Grantor: EvaBank, 1710 Cherokee Ave. SW, Cullman, AL 35055

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

IN WITNESS WHEREOF, I, Anna Stivender, as auctioneer, agent and attorney in fact for mortgagee have hereunto set my hand and seal this 7th day of September, 2012.

Anna Stivender, as Auctioneer, Agent and Attorney in
Fact Conducting said Sale

STATE OF ALABAMA)
)
COUNTY OF ~~JEFFERSON~~)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Anna Stivender, 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 7th day of September, 2012.

Notary Public

(SEAL)

MY COMMISSION EXPIRES 4-22-2016

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ExaBank
Mailing Address 1710 Cherokee Ave SW
Chickamauga AL 35005

Grantee's Name Carmen Huerta
Mailing Address 41035 Burdick Village Rd
Sandy Springs GA 30173

Property Address 267 Warwick Lane
Dickens, AL 35007

Date of Sale 9/7/12
Total Purchase Price \$ 110,000.00



20120907000340580 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other foreclose bid price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/11/12

Print Anna Stivender

☐ Unattested
(verified by)

Sign Carmen Huerta
(Grantor/Grantee/Owner/Agent) circle one