


Grantor: Jose Rodolfo Albanez  928 Falling Star Lane Alabaster, AL 35007  Grantee: EvaBank 1710 Cherokee Ave. SW Cullman, AL 35055	Property Address: 928 Falling Star Lane, Alabaster, AL 35007  PARCEL ID# 13-7-35-2-001-003.005  Date of Sale: August 13, 2015  Total Purchase Price: \$ 125,000.00  Purchase Price Verification: The purchase price / actual value claimed on the property is the foreclosure bid price of 125,000.00.
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THIS INSTRUMENT WAS PREPARED BY:  
Dewayne N. Morris, Attorney at Law  
2131 Third Avenue North, Birmingham, Alabama 35203

  
20150813000281480 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/13/2015 01:43:18 PM FILED/CERT

SEND TAX  
EvaBank  
1710 Cherokee Ave. SW  
Cullman, AL 35055

### FORECLOSURE DEED

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

That on February 2, 2009, Jose Rodolfo Albanez, a single man, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded in Book 20090210000045770 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 August 13, 2015.

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 July 22, 29, August 5, 2015.

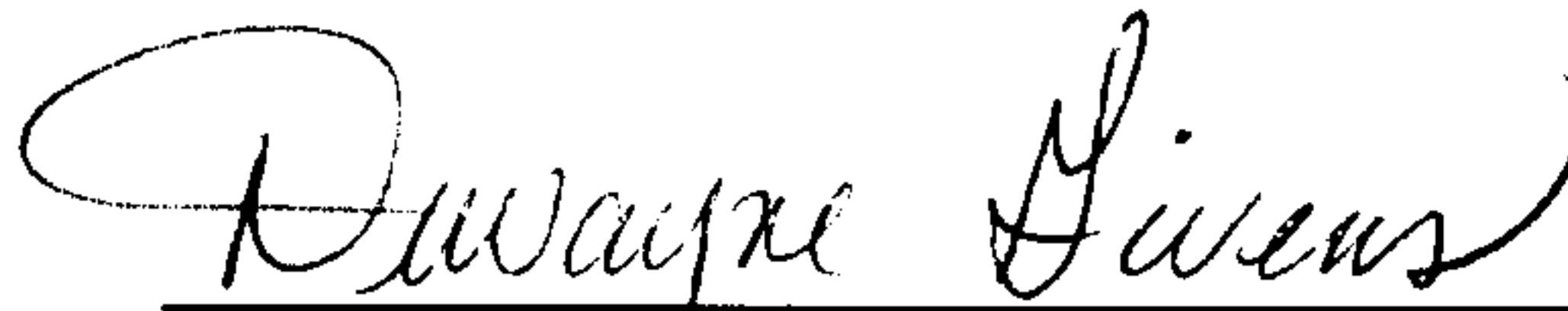
In strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Columbiana, Alabama, on August 13, 2015, during the legal hours of sale and the same was purchased by EvaBank, an Alabama bank who was duly authorized to do so under the terms of the mortgage, at and for the sum of \$125,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$125,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, Dewayne Givens, 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 Jose Rodolfo Albanez, 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:

Lot 1, according to the Survey of Apache Ridge 1<sup>st</sup> Sector, as recorded in Map Book 12 Page 29 in the Probate Office of Shelby County, Alabama; 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, Dewayne Givens, as auctioneer, agent and attorney in fact for mortgagee have hereunto set my hand and seal this 13th day of August, 2015.



**Dewayne Givens, as Auctioneer, Agent and Attorney  
in Fact Conducting said Sale**

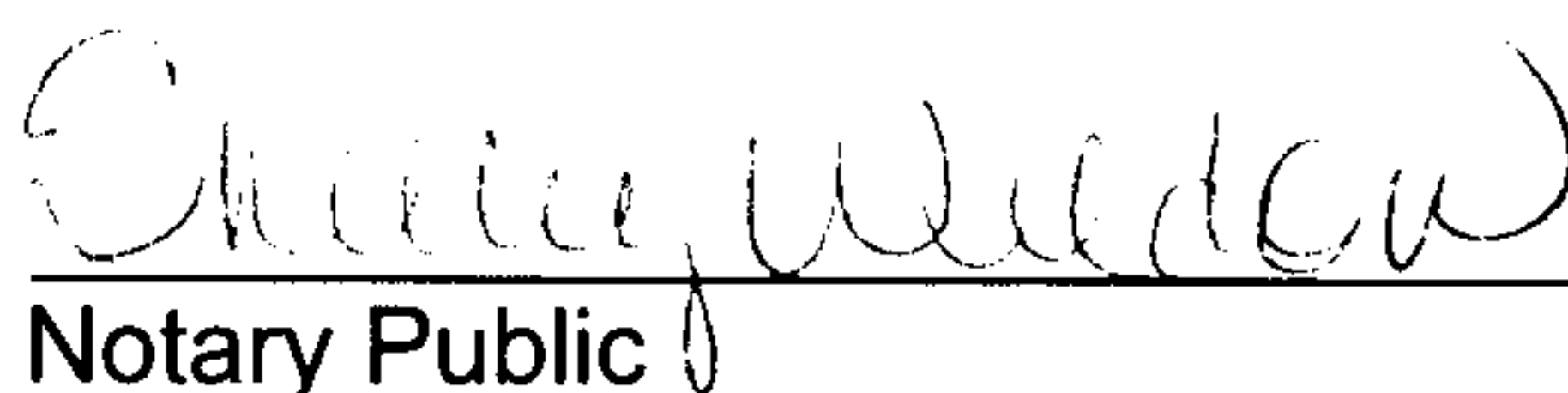
STATE OF ALABAMA

COUNTY OF SHELBY

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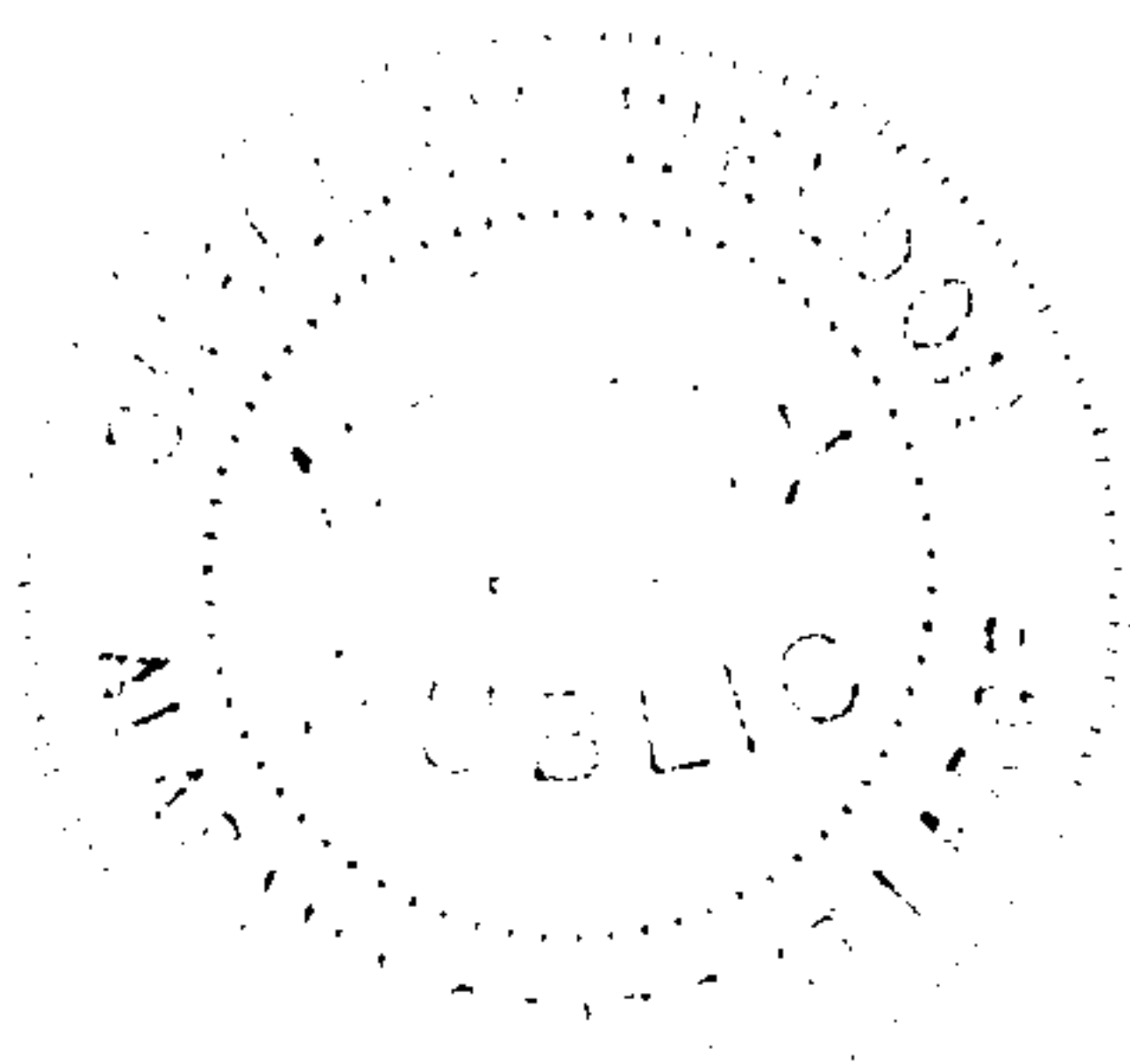
I, the undersigned, a Notary Public in and for said County and State, hereby certify that Dewayne Givens, whose name is signed to the foregoing Foreclosure Deed, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity recited in said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

Given under my hand and seal this 13th day of August, 2015.

  
Notary Public

(SEAL)

My Commission Expires  
6/26/2018



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