

Grantor:  
Rachel Ann Brasher  
Austin Tyler Dobbs

5654 Hwy 62  
Vincent, AL 35178

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

Property Address: 5654 Hwy 62, Vincent, AL 35178

PARCEL ID# 06-4-18-0-001-008.002

Date of Sale: January 11, 2017


Total Purchase Price: \$ 50,000.00

Purchase Price Verification: The purchase price / actual value claimed on the property is the foreclosure bid price of \$50,000.00.

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

RECEIVED

JAN 19 2017

  
20170119000023880 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
01/19/2017 01:29:39 PM FILED/CERT

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

### FORECLOSURE DEED

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

That on February 26, 2016, Rachel Ann Brasher, Spouse of Austin Tyler Dobbs and Austin Dyer Dobbs, spouse of Rachel Ann Brasher, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded in Book 20160304000069690 Page , 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 January 11, 2017.

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 December 21, 28, 2016, January 4, 2017.

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 January 11, 2017, 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 \$50,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$50,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, Anthony Ball, as auctioneer, agent and attorney in fact for mortgagee, EvaBank 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, mortgagee, all of the right, title, interest, and claim of Rachel Ann Brasher, Spouse of Austin Tyler Dobbs and Austin Dyer Dobbs, spouse of Rachel Ann Brasher, and of all persons and firms claiming under them, in and to the following described real estate located in Shelby County, Alabama:

