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

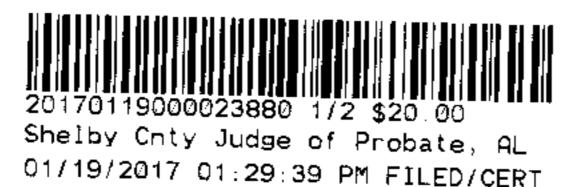
Total Purchase Price: \$50,000.00

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 1 9 2017



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 26, 2016, Rachel Ann Brasher, Spouse of Austin Tyler Dobbs and Austin Dyler 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 Dyler 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:

A parcel of land located in the SW ¼ of the SW ¼ of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama, described as follows: commence at the NE corner of said ¼ ¼ section; thence run S 00°15' W along the E ¼ - ¼ line a distance of 905.42 feet to the point of beginning; thence continue last course a distance of 420.0 feet; thence run N 00°15' E a distance of 105.00 feet; thence run S 89°32' E a distance of 420.0 feet to the point of beginning.

Also a 10 foot easement for the purpose of ingress and egress, between the above described parcel and the public road described as follows: Begin at the SW corner of the above described lot; thence run S 00°15' W a distance of 315.00 feet to the North right of way a paved public road; thence run N 89°32' W along said right of way a distance of 10.0 feet; thence run N 00°15' E a distance of 335.0 feet; thence run S 89°32' East a distance of 10.0 feet; thence run S 00°15' W a distance of 20 feet to the beginning of easement.

All being situated in Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, I, Anthony Ball, as auctioneer, agent and attorney in fact for mortgagee, EvaBank have hereunto set my hand and seal this 11th day of January, 2017.

Anthony Ball, as Auctioneer, Agent and Attorney in Fact Conducting said Sale on behalf of EvaBank

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Anthony Ball, 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 11th day of January, 2017.

Notary Public

My Commission Expires 6/26/2018

20170119000023880 2/2 **\$2**0.00

Shelby Cnty Judge of Probate: AL 01/19/2017 01:29:39 PM FILED/CERT