

Grantor: Jose Rodriguez Garcia Oralia Romero Chavez 118 Augusta Way Helena, AL 35080  Grantee: AlaVest, LLC 429 Lorna Square Hoover, AL 35216	Property Address: 118 Augusta Way, Helena, AL 35080  PARCEL ID# 13-5-22-4-003-009-00  Date of Sale: March 22, 2017  Total Purchase Price: \$86,000.00  Purchase Price Verification: The purchase price / actual value claimed on the property is the foreclosure bid price of \$86,000.00.
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THIS INSTRUMENT WAS PREPARED BY:  
Dewayne N. Morris, Attorney at Law  
2131 Third Avenue North, Birmingham, Alabama 35203

**20170331000107460**  
**03/31/2017 08:12:57 AM**  
**FCDEEDS 1/2**

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

**FORECLOSURE DEED**

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

That on December 9, 2008, Jose Rodriguez Garcia and wife Oralia Romero Chavez, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded in Book 20081215000465770 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 March 22, 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 March 1, 8, 15, 2017.

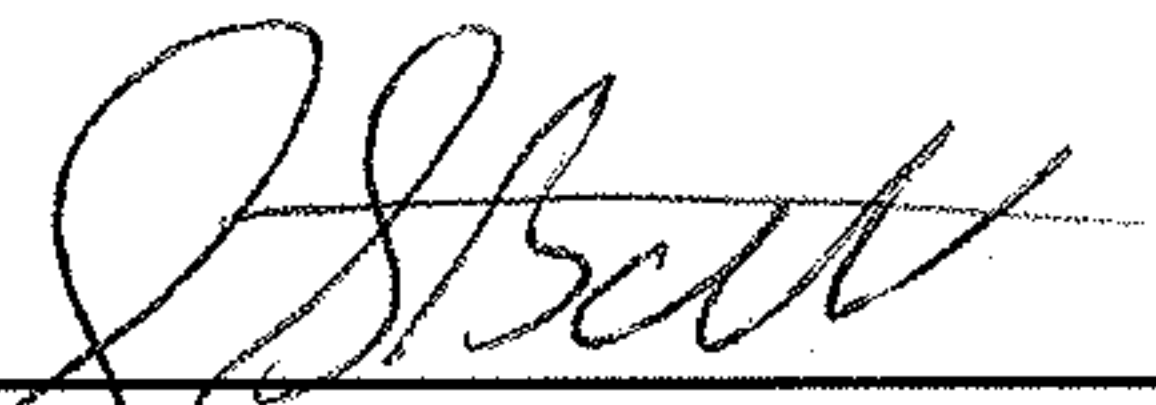
In strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Columbiana, Alabama, on March 22, 2017, during the legal hours of sale and the same was purchased by the highest bidder, AlaVest, LLC, an Alabama limited liability company, at and for the sum of \$86,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$86,000.00, 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 AlaVest, LLC, all of the right, title, interest, and claim of Jose Rodriguez Garcia and wife Oralia Romero Chavez, and of all persons and firms claiming under them, in and to the following described real estate located in Shelby County, Alabama:

Lot 9, according to the Map of August Pointe, as recorded in Map Book 13, Page 9, and Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

To have and to hold, unto AlaVest, LLC, 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 22nd day of March, 2017.

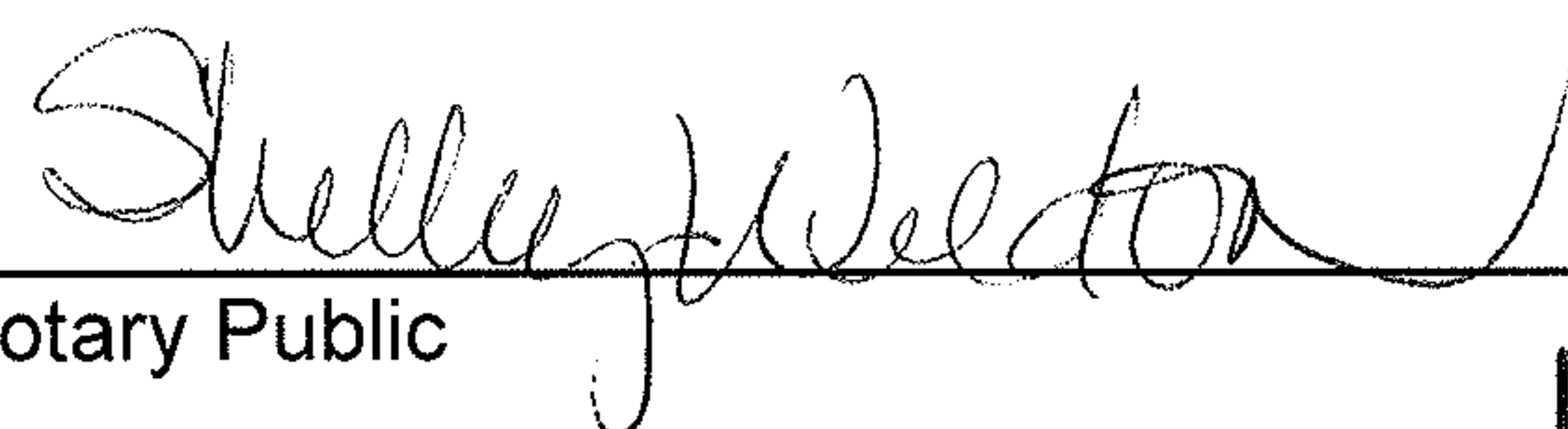
  
\_\_\_\_\_  
**Anthony Ball, as Auctioneer, Agent and Attorney in  
Fact Conducting said Sale on behalf of EvaBank**

STATE OF ALABAMA )

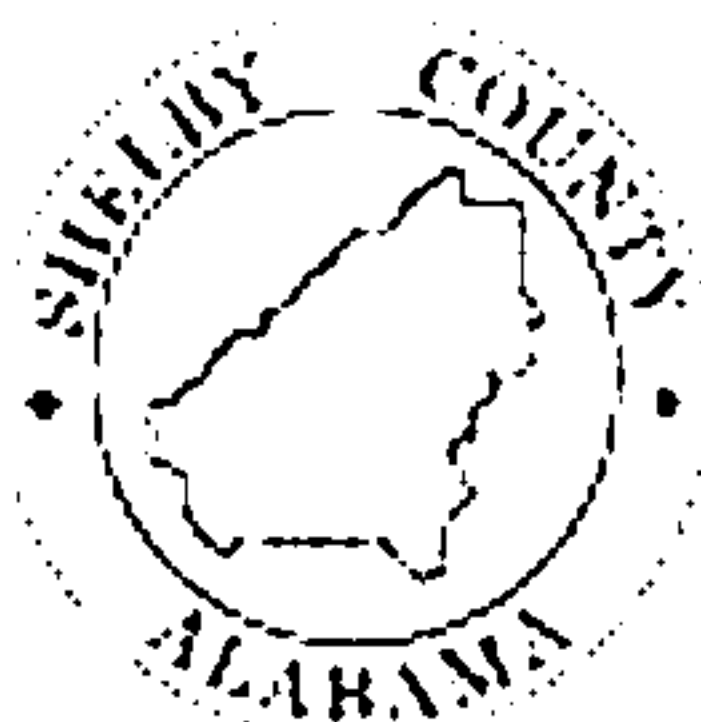
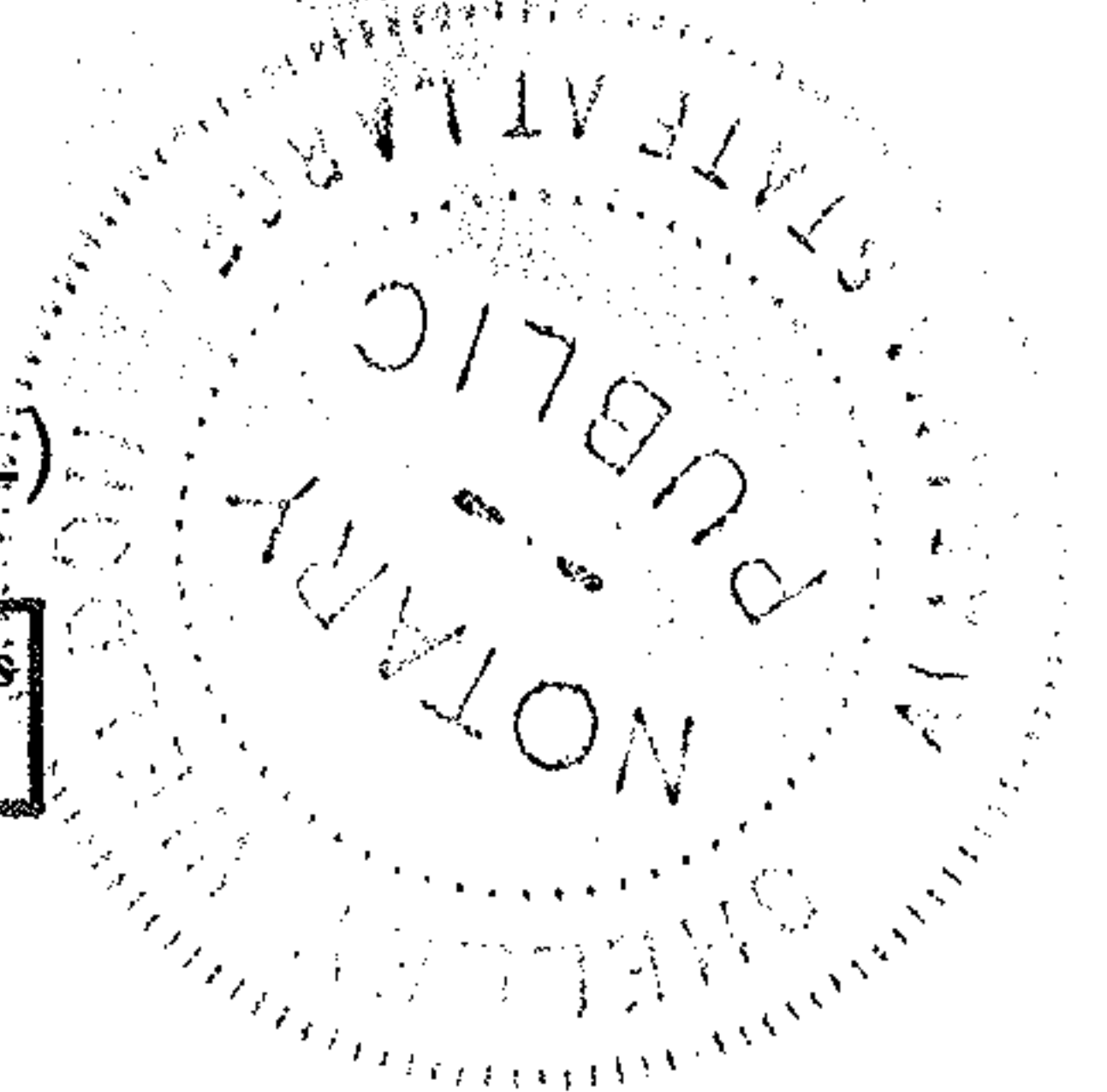
COUNTY OF SHELBY )

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 22nd day of March, 2017.

  
\_\_\_\_\_  
Notary Public (SEAL)

My Commission Expires  
6/26/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/31/2017 08:12:57 AM  
\$104.00 CHERRY  
20170331000107460

