

Grantor: EvaBank 1710 Cherokee Ave. SW Cullman, AL 35055 Grantee: ABE. LLC 424 15th Street Tuscaloosa, AL 35401	Property Address: 5654 Hwy 62 Vincent, AL 35178 PARCEL ID# 06-04-18-0-001-008.002 Date of Sale: April 7, 2017 Total Purchase Price: \$63,000.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203

20170412000124100
04/12/2017 02:08:37 PM
DEEDS 1/3

SEND TAX
ABE. LLC
424 15th Street
Tuscaloosa, AL 35401

STATUTORY WARRANTY DEED

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

That in consideration of Sixty-Three Thousand and no/100 (\$63,000.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **ABE. LLC**, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama:

A parcel of land located in the SW ¼ of the SW ¼ of Section 18, Township 19 Commence at the NE corner of the SW ¼ of the SW ¼ of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama,; thence S00°5'00"W a distance of 905.42' to the POINT OF BEGINNING; thence continue along the last described course a distance of 105.00'; thence N89°32'00"W a distance of 420.00'; thence N00°15'00"E a distance of 105.00 feet; thence S89°32'00"E a distance of 420.0 feet to the point of beginning.

Said Parcel containing 1.01 acres, more or less.

ALSO AND INCLUDING a 10' Wide Ingress/Egress Easement as recorded in Instrument No. 20110414000115530, in the Office of the Judge of Probate of Shelby County Alabama.

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

This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated January 11, 2017, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire January 11, 2018.

TO HAVE AND TO HOLD, to the said Grantee it successors and assigns forever.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by Kelly J. Meade, Special Asset Manager who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of April, 2017.

EVABANK

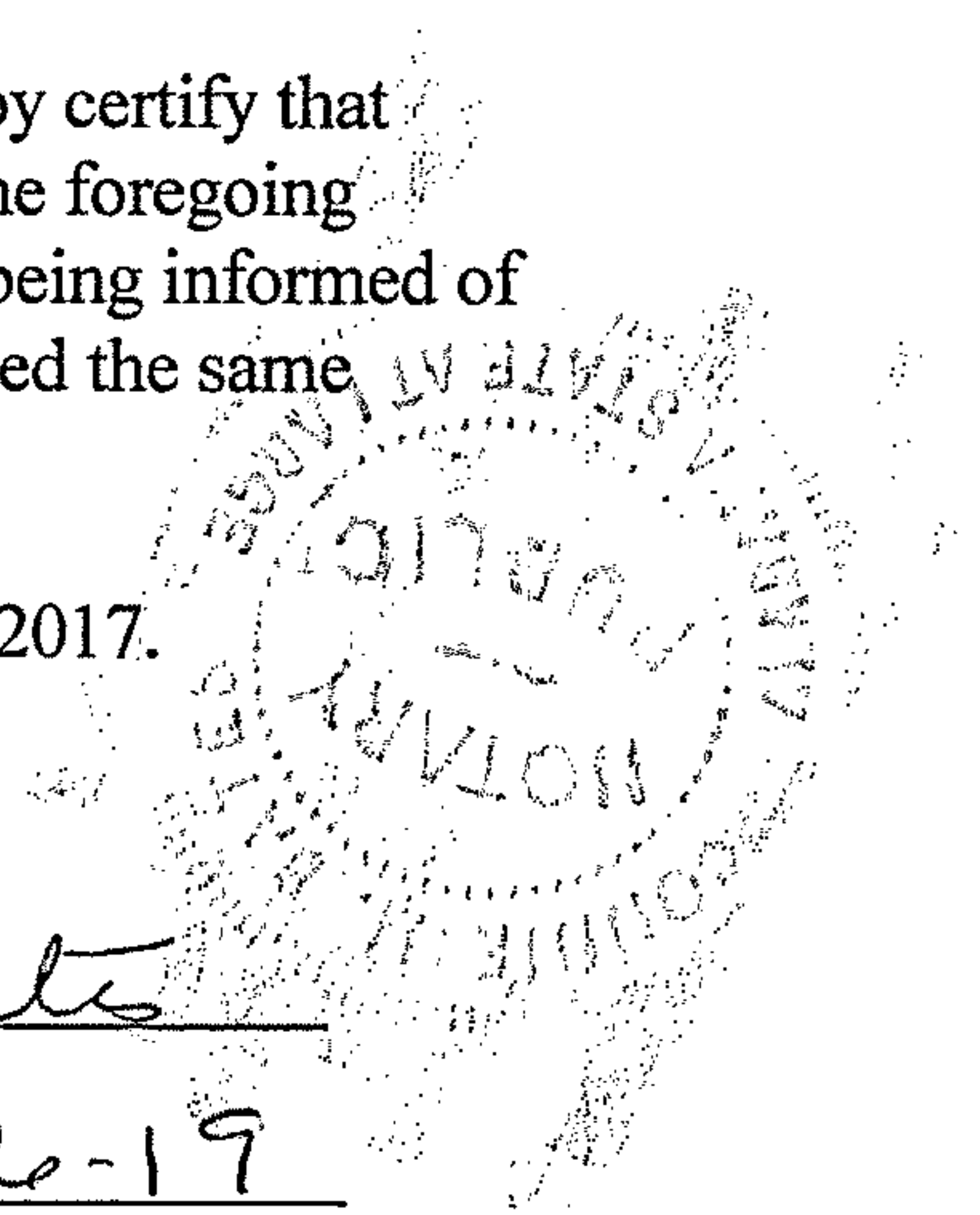
By: Kelly J. Meade
Kelly J. Meade, Special Asset Manager

STATE OF ALABAMA)
)
COUNTY OF CULLMAN)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Kelly J. Meade, whose name as Special Asset Manager of EvaBank is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 7th day of April, 2017.

Cornie M. Bates
NOTARY PUBLIC
My Commission Expires: 9-16-19



20170412000124100 04/12/2017 02:08:37 PM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name EvaBank
Mailing Address 1710 Cherokee Avenue SW
Cullman, AL 35055

Grantee's Name ABE, LLC
Mailing Address 2760 Lake Crest Drive
Tuscaloosa, AL 35406

Property Address 5654 Hwy 62
Vincent, AL 35178

Date of Sale April 11, 2017
Total Purchase Price \$63,000.00

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 Appraisal
 X Sales Contract Other
 Closing Statement _____

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 of 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 April 12, 2017

 Unattested

(verified by)

Print EvaBank Janet Friedman

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2017 02:08:37 PM
\$84.00 CHERRY
20170412000124100

[Signature]

Form RT-1