

Grantor:
Guillermo Elad Altamirano Barrantes
Johanna Milene Brenes

4836 Indian Valley Road
Birmingham, AL 35244

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

Property Address: 4836 Indian Valley Road, Birmingham, AL 35244

PARCEL ID# 10-5-16-0-002-059.000

Date of Sale: February 14, 2018

Total Purchase Price: \$ 130,000.00

Purchase Price Verification: The purchase price / actual value claimed on the property is the foreclosure bid price of \$130,000.00.

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


20180214000049080 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
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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 July 13, 2007, Guillermo Elad Altamirano Barrantes and wife Johanna Milene Brenes, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded in Book 2007071800035290 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 February 14, 2018.

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 January 24, 31, February 7, 2018.

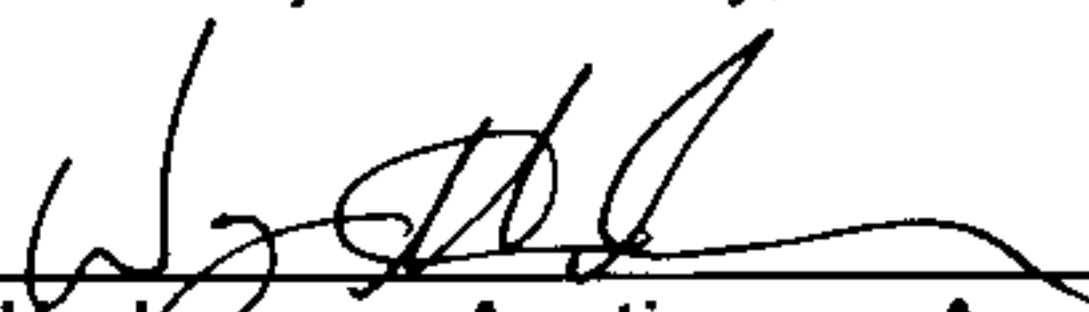
In strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the County Courthouse, Shelby County, Columbiana, Alabama, on February 14, 2018, during the legal hours of sale and the same was purchased by EvaBank, an Alabama bank who was duly authorized to do so under the terms of the mortgage, at and for the sum of \$130,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$130,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, Wayne Hudson, 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 Guillermo Elad Altamirano Barrantes and wife Johanna Milene Brenes, and of all persons and firms claiming under them, in and to the following described real estate located in Shelby County, Alabama:

Lot 1, Block 4, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, I, Wayne Hudson, as auctioneer, agent and attorney in fact for mortgagee have hereunto set my hand and seal this 14th day of February, 2018.

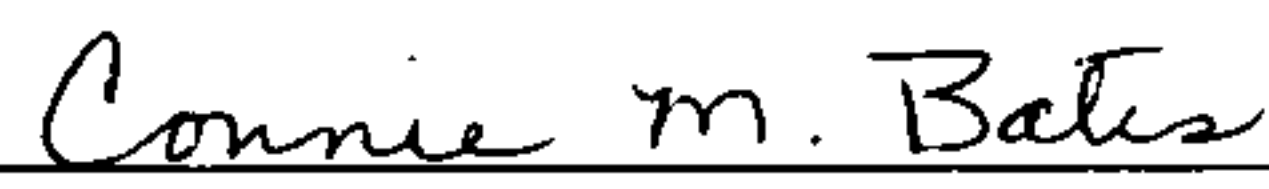


**Wayne Hudson, as Auctioneer, Agent and Attorney in
Fact Conducting said Sale on behalf of EvaBank**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Wayne Hudson, 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 14th day of February, 2018.



Notary Public (SEAL)


20180214000049080 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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