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11/12/2021 11:44:25 AM
FCDEEDS 1/2

Grantor: Donald M. Acton Kathy J. Acton 1309 Greystone Parc Dr. Birmingham, AL 35242	Property Address: 2232 Cahaba Valley Dr., Birmingham, AL 35242 PARCEL ID# 03-9-32-0-001-010.011 Date of Sale: November 11, 2021 Total Purchase Price: \$ 675,000.00 Purchase Price Verification: The purchase price / actual value claimed on the property is the foreclosure bid price of \$675,000.00.
Grantee: EvaBank 1710 Cherokee Ave. SW Cullman, AL 35055	

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

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 August 20, 2019, Donald M. Acton, spouse of Kathy J. Acton and Kathy J. Acton, spouse of Donald M. Acton, executed a mortgage to EvaBank, an Alabama bank, which mortgage is recorded at Instrument 20190823000309720, 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 November 11, 2021.

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 October 17, 24, 31, 2021.

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 November 11, 2021, 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 \$675,000.00.

In consideration of the premises and of the payment to EvaBank the sum of \$675,000.00, which sum was offered to be credited on the indebtedness secured by the mortgage, receipt whereof is hereby acknowledged, I, Tyler Locke, 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 Donald M. Acton, spouse of Kathy J. Acton and Kathy J. Acton, spouse of Donald M. Acton, and of all persons and firms claiming under them, in and to the following described real estate located in Shelby County, Alabama:

Lot 10, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, Page 80, in the Office of the Judge of Probate of Shelby County, AL.

Together with an undivided 1/14th interest in the common area as described in the Restrictive Covenants referred to herein.

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

IN WITNESS WHEREOF, I, Tyler Locke, as auctioneer, agent and attorney in fact for mortgagee have hereunto set my hand and seal this 11th day of November, 2021.

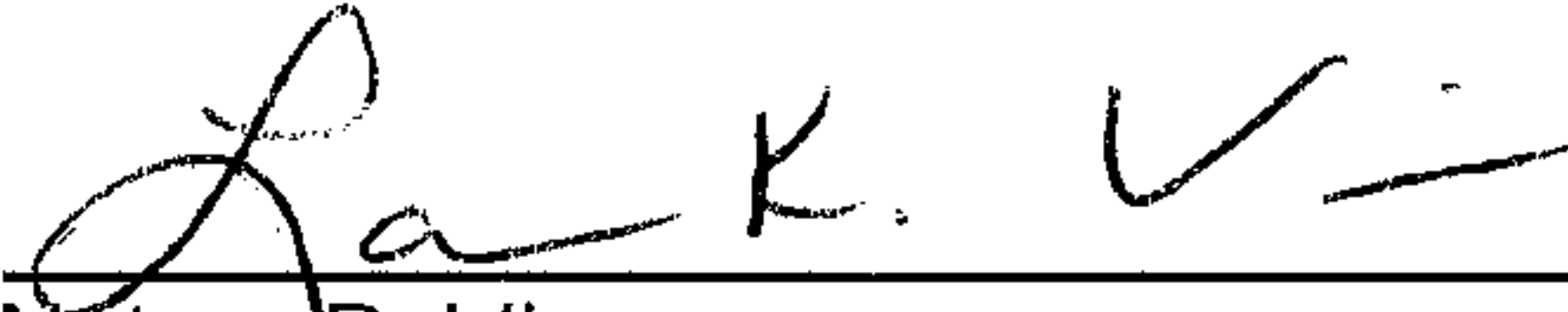

Tyler Locke, as Auctioneer, Agent and Attorney in
Fact Conducting said Sale

STATE OF ALABAMA)

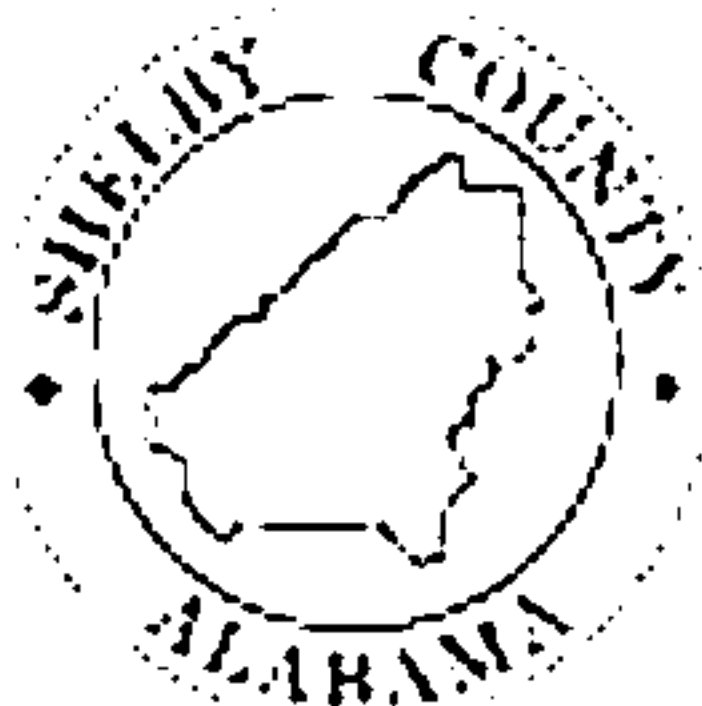
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tyler Locke, 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 November, 2021.


Notary Public (SEAL)

My Commission Expires August 4, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 11:44:25 AM
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