THIS INSTRUMENT PREPARED BY: George M. Ritchey, Esquire Ritchey & Ritchey, P.A. 1910 28th Avenue South Birmingham, Alabama 35209-2604 SEND TAX NOTICES TO:
Bankers Trust Company
c/o GE Capital Mortgage Services
P.O. Box 420275
Houston, Texas 77242-0275

STATE OF ALABAMA)		
•	j	WARRANTY FORECLOSURE	DEEL
SHELBY COUNTY	í		

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on, to-wit: the 30th day of July, 1993, Johnnie Mixon, Jr., an unmarried man, executed a certain Mortgage and Note to Administrator of Veterans' Affairs. The Mortgage is recorded in Instrument #1993-22657, in the Office of the Judge of Probate of Shelby County, Alabama. Said Mortgage and Note was subsequently transferred and assigned to Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3. This assignment is recorded in Instrument #1993-34521, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by the above referred to Mortgage and Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3 did declare all of the indebtedness secured by this Mortgage due and payable and subject to foreclosure as therein provided, and did give due and proper notice of foreclosure in accordance with the terms thereof; and

WHEREAS, on the 28th day of March, 1997, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3 did offer for sale and sell at public outcry, at the front door of the Shelby County Courthouse, Columbiana, AL, the property hereinafter described; and

WHEREAS, Gregory S. Ritchey, acted as auctioneer, for and on behalf of Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3 and conducted the said sale; and

WHEREAS, said Mortgage expressly authorized the delivery of a deed conveying the property so sold to the purchaser of the property hereinafter described.

NOW, THEREFORE, in consideration of the premises and the credit of Seventy Thousand Four Hundred and No/100 Dollars (\$70,400.00), the said Johnnie Mixon, Jr. by and through the said Gregory S. Ritchey, does grant, bargain, sell and convey unto Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on

04/16/1997-11682 10:02 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 13.00 behalf of Vendee Mortgage Trust 1993-3, the following described real property, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, in Block 267, according to J.H. Dunstan's Map of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3, its successors and assigns, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Johnnie Mixon, Jr., by and through Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993-3 by Gregory S. Ritchey, whose name as auctioneer conducting said sale, has caused these presents to be executed on this the 28th day of March, 1997.

Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gregory S. Ritchey, whose name as Auctioneer for Bankers Trust Company, of California, N.A., not in its individual capacity, but solely as Trustee on behalf of Vendee Mortgage Trust 1993—3 is signed to the foregoing Warranty Foreclosure Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of this Warranty Foreclosure Deed, he, in his capacity as said Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 1997.

Notary Public

My Commission, Expanses: 10/25/97

O4/16/1997-11682
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.00