

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That Lyndal R. Cost and wife,
Mary Ellen Cost, did, on to-wit, September 16, 1963
execute a mortgage to J. S. Gleason, Jr., as Administrator of Veterans'
Affairs, an Officer of the United States of America, whose address is Veterans
Administration, Washington 25, D. C., and his successors in such office, as such,
which mortgage is recorded in Mortgage Record 284, Page 493 et seq., 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 said mortgage and W. J. Driver, as Administrator of Veterans' Affairs, (successor to J. S. Gleason, Jr., as Administrator of Veterans' Affairs, now resigned,) ~~who~~
~~successor to J. S. Gleason, Jr., as Administrator of Veterans' Affairs, now resigned,~~ an Officer
of the United States of America, did declare all of the indebtedness secured by
said mortgage due and payable and did give due and proper notice of the foreclosure
of said mortgage, in accordance with the terms thereof, by publication in Shelby County
Reporter, a newspaper of general circulation published in the city of Columbiana
Shelby County, Alabama, in its issues of December 9, December 16, and
December 23, 1965; and

WHEREAS, on January 4, 1966, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and W. J. Driver, as Administrator of Veterans' Affairs, an Officer of the United States of America, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, _____, in the City of Columbiana Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said W. J. Driver, as Administrator of Veterans' Affairs, in the amount of TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$ 12,250.00), which sum the said W. J. Driver, as Administrator of Veterans' Affairs, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said W. J. Driver, as Administrator of Veterans' Affairs; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW THEREFORE, in consideration of the premises and of a credit of TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS

(\$12,250.00), on the indebtedness secured by said mortgage, the said _____
Lyndal R. Cost and wife, Mary Ellen Cost, acting
by and through the said W. J. Driver, as Administrator of Veterans' Affairs
by W. O. MacMahon, III, as said auctioneer and the person conducting
the said sale for the Mortgagee, and the said W. J. Driver, as Administrator
of Veterans' Affairs, by W. O. MacMahon, III, as said auctioneer and
the person conducting said sale for the Mortgagee and W. O. MacMahon, III
as said auctioneer and the person conducting said sale for the Mortgagee, do hereby
grant, bargain, sell and convey unto W. J. Driver, as Administrator of Veterans'
Affairs, an Officer of the United States of America whose address is Veterans
Administration, Washington 25, D. C., and his successors in such office as such,
the following described real estate situated in Shelby County, Alabama,
to-wit:

Lot No. 8, Block 2 of Dunwar Estates Subdivision,
Calera, Alabama, as recorded in Map Book 3, page 154,
in the Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto W. J. Driver,
as Administrator of Veterans' Affairs, an Officer of the United States of America,
whose address is Veterans Administration, Washington 25, D. C., and his successors
in such office, as such, forever; subject, however, to the statutory rights 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 W. J. Driver, as Administrator of Veterans' Affairs, has caused this instrument to be executed by W. O. MacMahon, III as auctioneer and the person conducting said sale for the Mortgagee and in witness whereof the said W. O. MacMahon, III has executed this instrument in his capacity as such auctioneer on this the 4th day of January, 1966.

LYNDAL R. COST and wife,
MARY ELLEN COST Mortgageors

By W. J. Driver, as Administrator of Veterans' Affairs, Mortgagee

By [Signature]
W. O. MacMahon, III, as Auctioneer
and the person conducting said sale for
the Mortgagee

W. J. Driver, as Administrator of Veterans' Affairs, Mortgagee

By [Signature]
W. O. MacMahon, III, as Auctioneer
and the person conducting said sale for
the Mortgagee
[Signature]
W. O. MacMahon, III, as Auctioneer
and the person conducting said sale for
the Mortgagee

STATE OF ALABAMA)

Shelby County)

I, Conrad M. Ziegler, a Notary Public in and for said State and County, hereby certify that W. O. MacMahon, III whose name as Auctioneer and the person conducting said sale for the Mortgagee, 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, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 1966.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/12/66
1/12 1966

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VA Form 27-7-L-202
March 1961(R) PD. ON THIS INSTRUMENT.

Conrad M. Ziegler
JUDGE OF PROBATE

Conrad M. Ziegler
Notary Public
July 7 Probate