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VA Form 26-40 (322)  
JUNE 1983. Use optional. Section 1810,  
Title 38 U.S.C.. Acceptable to  
Federal National Mortgage Association

SMC #353228  
BOTHNE, JAMES N. JR.  
VA #LH 327414

### MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS: That James Norman Bothne, Jr. and spouse \_\_\_\_\_, did, on to-wit, September 16, 1986, execute a mortgage to Alliance Mortgage Company, which mortgage is recorded in Mortgage Record 94, Page 776, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage, security, lien and the indebtedness secured thereby, was assigned to and acquired by Southeast Mortgage Company,\* by document recorded in Mortgage Book 102, Page 453, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Southeast Mortgage Company 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 March 24, March 31 and April 7, 1988; and

WHEREAS, on April 28, 1988, 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 Southeast Mortgage Company did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 Southeast Mortgage Company, in the amount of Fifty-seven Thousand One Hundred Twenty-five and no/100 DOLLARS (\$ 57,125.00), which sum the said Southeast Mortgage Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Southeast Mortgage Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said 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 Fifty-seven Thousand One Hundred Twenty-five and no/100 DOLLARS (\$ 57,125.00), on the indebtedness secured by said mortgage, the said James Norman Bothne, Jr. and spouse, \_\_\_\_\_, acting by and through the said Southeast Mortgage Company, by John F. Keith, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Southeast Mortgage Company, by John F. Keith, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and John F. Keith, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Southeast Mortgage Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1A of a Resurvey of Lots 1-6, Block 3 of a Resurvey of Breckenridge Park, as recorded in Map Book 10, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Conley Marcus

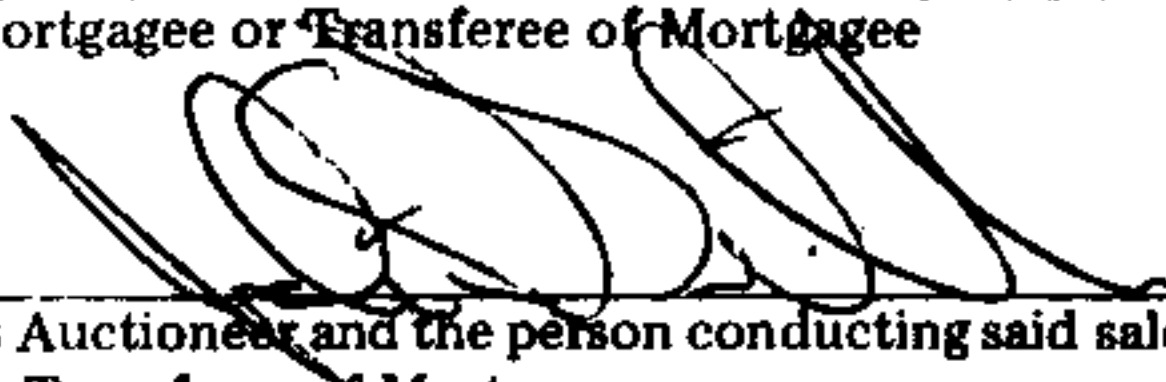
TO HAVE AND TO HOLD THE above described property unto Southeast Mortgage Company

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.

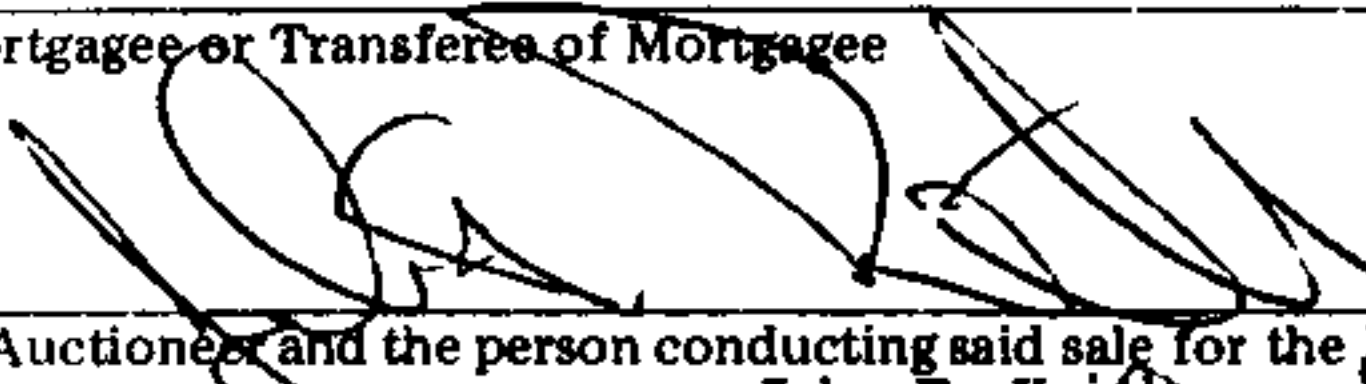
IN WITNESS WHEREOF, the said Southeast Mortgage Company,  
has caused this instrument to be executed by John F. Keith, as auctioneer and the  
person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said  
John F. Keith has executed this instrument in his/her capacity as such  
auctioneer on this the 28th day of April, 19 88.

\*\* James Norman Bothne, Jr. and spouse,  
Mortgagors

By Southeast Mortgage Company  
Mortgagee or Transferee of Mortgagee

By   
as Auctioneer and the person conducting said sale for the Mortgagee  
or Transferee of Mortgagee John F. Keith

\*\* Southeast Mortgage Company  
Mortgagee or Transferee of Mortgagee


By   
as Auctioneer and the person conducting said sale for the Mortgagee  
or Transferee of Mortgagee John F. Keith

\*\*   
as Auctioneer and the person conducting said sale for the Mortgagee  
or Transferee of Mortgagee John F. Keith

STATE OF ALABAMA )  
SHELBY )  
COUNTY )

I, the undersigned, a Notary Public in and for said State and County,  
hereby certify that John F. Keith, whose name as Auctioneer and the person  
conducting said sale for the Mortgagee or Transferee of 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/she, in his/her capacity as such Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of 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 28th day of April, 19 88.

  
Notary Public

My Commission expires 9/11/88

THIS INSTRUMENT WAS PREPARED BY:  
Name Harold H. Goings  
Address 2100-16th Avenue South  
Birmingham, AL 35205

THE STATE OF ALABAMA,

SHELBY

COUNTY.

SMC #353228

BOTHNE, James N. Jr.

VA #LH 327414

KNOW ALL PERSONS BY THESE PRESENTS:

That Southeast Mortgage Company  
organized and existing under the laws of the State of Florida  
located at P. O. Box 026058, Miami, FL 33102  
and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

, whose principal place of business is  
, hereinafter called Grantor, for

the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is C/O Director, VA Regional Office, 474 South Court Street, Montgomery, AL 36104 hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby Alabama, to wit:

Lot 1A of a Resurvey of Lots 1-6, Block 3 of  
a Resurvey of Breckenridge Park, as recorded  
in Map Book 10, Page 44, in the Office of the  
Judge of Probate of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Vice President, thereunto duly authorized by its board of directors, evidence whereof being found in Exhibit A below, attested by its Secretary and its corporate seal to be hereunto attached on the 2nd day of May, 1988.

[CORPORATE SEAL]

Ileana Pena, Assistant Secretary.

SOUTHEAST MORTGAGE COMPANY  
By John P. Menth, Vice President.

THE STATE OF Florida Dade COUNTY. John P. Menth

I, a Notary Public in and for said State and County, do hereby certify that John P. Menth, Vice President of Southeast Mortgage Company, whose name as Vice President of Southeast Mortgage Company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2nd day of May, 1988.

Arlene Colomer  
Notary Public in and for said State and County.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 APR 28 PM 12:58

EXHIBIT A

THIS IS TO CERTIFY THAT Southeast Mortgage Company

1. I, the undersigned, am Secretary of Southeast Mortgage Company, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to Administrator of Veterans Affairs, a deed dated 2nd day of May, 1988.

2. John P. Menth, who executed said deed on behalf of said corporation, as Vice President thereof was at the time he/she executed the same the duly elected, qualified and acting Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 14th day of July, 1987.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of the bylaws of the corporation, duly adopted on the 14th day of July, 1988.

4. I have custody of, have examined said records and know the above to be true.

[CORPORATE SEAL]

Ileana A. Pena, Assistant Secretary

This instrument is by: Harold H. Goings, 2100 16th Avenue South, B'ham 35205