

REQUEST FOR FULL RECONVEYANCE AND INDEMNITY
(without Original Note and Deed of Trust)

State of Alabama)
)
County of Thurston)

ss



20250108000008930 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/08/2025 12:59:50 PM FILED/CERT

To:

The undersigned BENEFICIARY is the legal owner and holder of the promissory note in the original sum of \$ 115,000.00, secured by that certain Deed of Trust dated July 20, 2018, in which Sonia Bertolone, as her separate estate is grantor, under Auditor's File Number 2018.258020, records of Shelby County, Alabama.

The said BENEFICIARY herein state under oath:

WHEREAS, the original promissory note has not been assigned as security for an outstanding debt owing to any other party;

AND WHEREAS, the original promissory note and original Deed of Trust is not in the possession of the BENEFICIARY and cannot be presented to said TRUSTEE to cancel and reconvey and hold in its files;

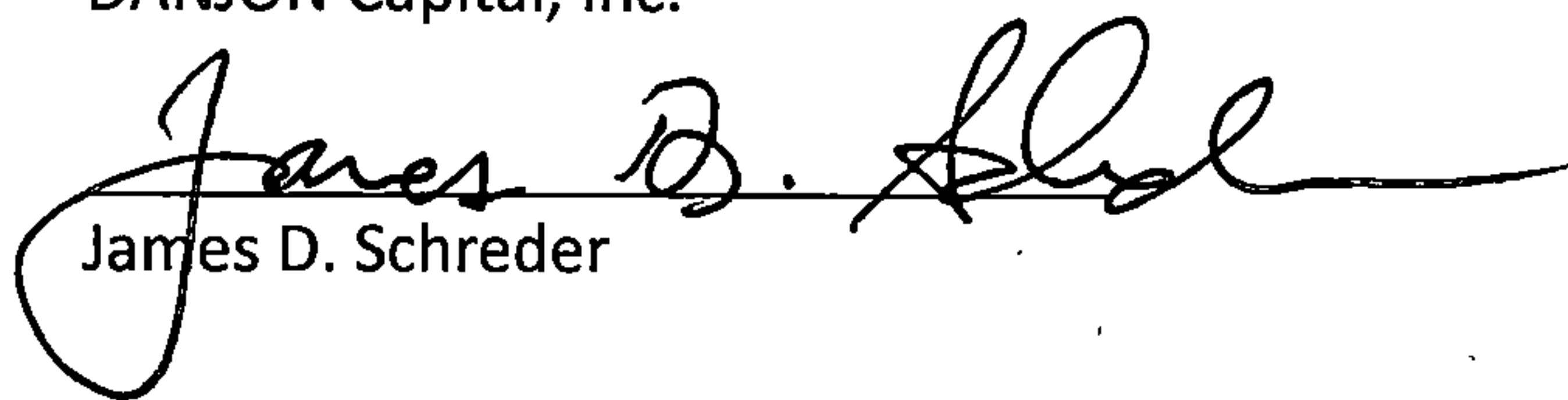
AND WHEREAS, the promissory note and all other indebtedness secured by said Deed of Trust has been fully satisfied and paid in full.

Now, therefore, the said BENEFICIARY further say:

For and in consideration of the execution of a Full Reconveyance of said Deed of Trust by said TRUSTEE, the undersigned BENEFICIARY does hereby agree to indemnify and hold said TRUSTEE harmless of and from any and all loss, cost, damage and expense of every kind, including attorney's fees, which said TRUSTEE shall or may suffer or incur or become liable for as the result of the execution of said Full Reconveyance or in connection with the enforcement of its rights under this agreement.

DATED: April 9, 2024

DANJON Capital, Inc.


James D. Schreder

Subscribed and sworn Notary



20250108000008930 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/08/2025 12:59:50 PM FILED/CERT

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

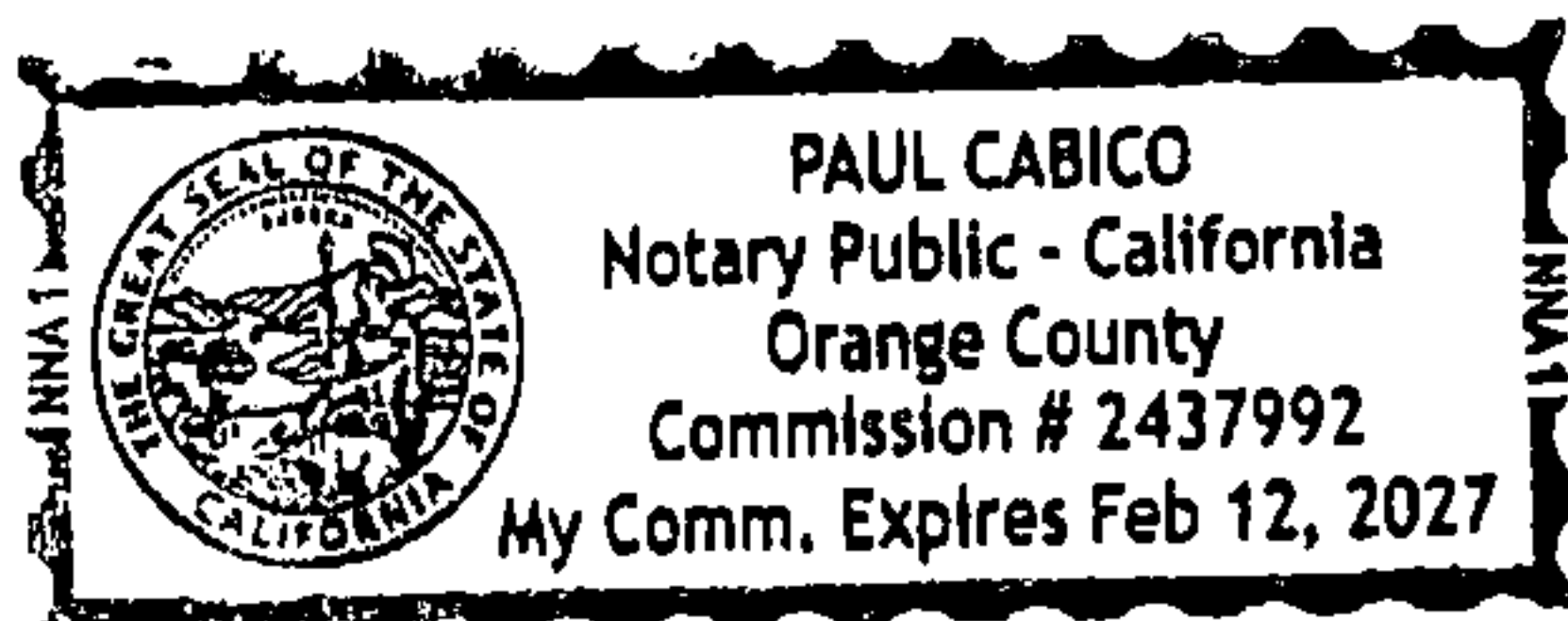
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange



Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 8th day of April, 2024,
by Date Month Year

(1) James David Schreder

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Request for Full Reconveyance and Indemnity

Document Date: ✓ Number of Pages: 1

Signer(s) Other Than Named Above: none

Prepared By:
Andrew Nguyen
3034 S. Durango Dr. #100
Las Vegas, NV 89117

20180720000258020
07/20/2018 07:53:54 AM
MORT 1/15

After Recording Return To:
DANJON CAPITAL, INC
895 E. Yorba Linda Blvd #202
Placentia, CA 92870

Recording Requested By
First American Title

20250108000008930 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/08/2025 12:59:50 PM FILED/CERT

289431

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MORTGAGE

DEFINITIONS

PIN: 27-1-02-0-004-025-000

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 20, 2018, together with all Riders to this document.

(B) "Mortgagor" is Sonia G. Bertolone, a single woman. Borrower is the mortgagor under this Security Instrument.

(A) "Mortgagee" is DANJON CAPITAL, INC., Lender is a corporation organized and existing under the laws of Nevada. Lender's address is 895 E. Yorba Linda Blvd #202, Placentia, CA 92870. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated June 20, 2018. The Note states that Borrower owes Lender One Hundred and Fifteen Thousand Dollars (U.S. \$115,000.00) plus annual interest 1%, negatively amortized. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2021.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- ☐ Adjustable Rate Rider
- ☐ Balloon Rider
- ☐ 1-4 Family Rider

- ☐ Condominium Rider
- ☐ Planned Unit Development Rider
- ☐ Biweekly Payment Rider

- ☐ Second Home Rider
- ☐ Other(s) [specify] _____