

This instrument was prepared by:

Judd J. Anderton  
Balch & Bingham LLP  
Post Office Box 306  
Birmingham, Alabama 35201

Send tax notice to:

State Bank & Trust Company  
ORE – Tax Notices  
3399 Peachtree Road NE – Suite 2050  
Atlanta, Georgia 30326

STATE OF ALABAMA )

)

**MORTGAGE FORECLOSURE DEED**

SHELBY COUNTY )

)

**KNOW ALL MEN BY THESE PRESENTS:** Apel Dido, a married man and Omer Sami Durukan, a married man, did execute in favor of United Americas Bank, N.A., a national banking association (the “Mortgagee”), that certain Mortgage and Security Agreement dated September 26, 2005 (the “Mortgage”), recorded in Instrument Number 20051014000536870 in the Office of the Judge of Probate of Shelby County, Alabama (the “Probate Court”); as modified by that certain First Modification of Mortgage and Security Agreement dated April 27, 2007, recorded in Instrument Number 20070524000242770 in the Probate Court; and

**WHEREAS**, default was made in the payment of the indebtedness secured by the Mortgage and State Bank and Trust Company (“State Bank”), as assignee from the Federal Deposit Insurance Corporation (as receiver of the Mortgagee, pursuant to that certain Purchase and Assumption Agreement dated as of December 17, 2010, as evidenced by that certain Assignment of Loan Documents recorded in Instrument Number 20110922000280700 in the Probate Court), did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, newspaper of general circulation published in Shelby County, Alabama, in its issues of June 19, 2013, June 26, 2013, and July 3, 2013; and

**WHEREAS**, on July 9, 2013, 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 State Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

Lot 4B, according to the Resurvey of Lot 4, Riverchase East, First Sector, as recorded in Map Book 7, page 71, in the Probate Office of Shelby County, Alabama, as depicted on that certain Closing Survey prepared by Laurence D. Weygand, Reg. P.E.-LS #10373, Alabama Licensed land Surveyors, dated September 14, 2005, Order No. 29404, as recorded in Map Volume 7, page 71 in the Office of the Judge of Probate, Shelby County, Alabama.

**WHEREAS**, the highest and best bid obtained for the above-described parcel of real property described in the Mortgage was the bid of State Bank in the amount of Six Hundred Ten

Thousand and No/100 Dollars (\$610,000.00), which sum was offered to be credited against the indebtedness secured by the Mortgage, and said property was thereupon sold to State Bank; and

**WHEREAS**, Judd J. Anderton conducted said sale on behalf of Apel Dido, Omer Sami Durukan, and State Bank; and

**WHEREAS**, the Mortgage expressly authorizes the person conducting the sale to execute to the purchaser at said sale a deed to the property so purchased.

**NOW THEREFORE**, in consideration of the premises and the bid of Six Hundred Ten Thousand and No/100 Dollars (\$610,000.00), Apel Dido, a married man and Omer Sami Durukan, a married man, mortgagors, acting by and through State Bank, mortgagee, by and through Judd J. Anderton, as auctioneer and the person conducting the sale on behalf of the mortgagee, does hereby grant, bargain, sell and convey unto State Bank, the following real property situated in Shelby County, Alabama, to-wit:


Lot 4B, according to the Resurvey of Lot 4, Riverchase East, First Sector, as recorded in Map Book 7, page 71, in the Probate Office of Shelby County, Alabama, as depicted on that certain Closing Survey prepared by Laurence D. Weygand, Reg. P.E.-LS #10373, Alabama Licensed land Surveyors, dated September 14, 2005, Order No. 29404, as recorded in Map Volume 7, page 71 in the Office of the Judge of Probate, Shelby County, Alabama.

**TO HAVE AND TO HOLD THE** above-described property unto State Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

**IN WITNESS WHEREOF**, State Bank has caused this instrument to be executed by Judd J. Anderton, as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof Judd J. Anderton has executed this instrument in his capacity as such auctioneer on July 9, 2013.

**[This space left blank intentionally]**


**[Signatures on following page]**

  
20130709000279210 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/09/2013 01:25:12 PM FILED/CERT




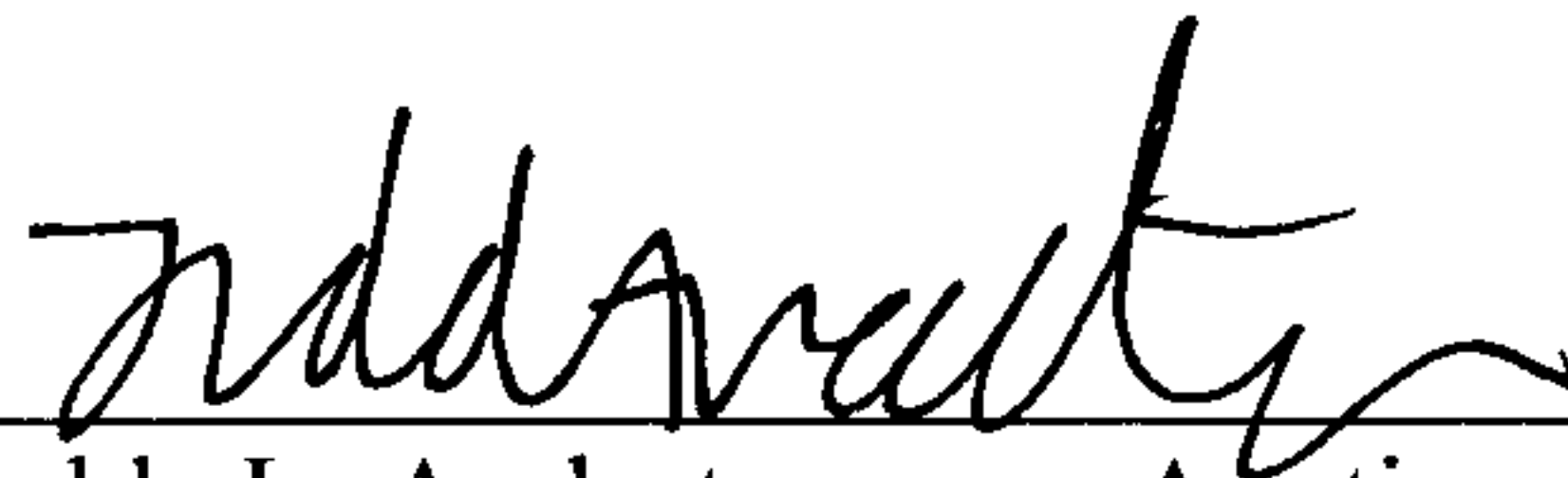
**APEL DIDO AND OMER SAMI DURUKAN**  
**Mortgagor**

By: State Bank and Trust Company  
Mortgagee

By:   
Judd J. Anderton, as Auctioneer and the person  
conducting said sale for the Mortgagee

**STATE BANK AND TRUST COMPANY**  
**Mortgagee**

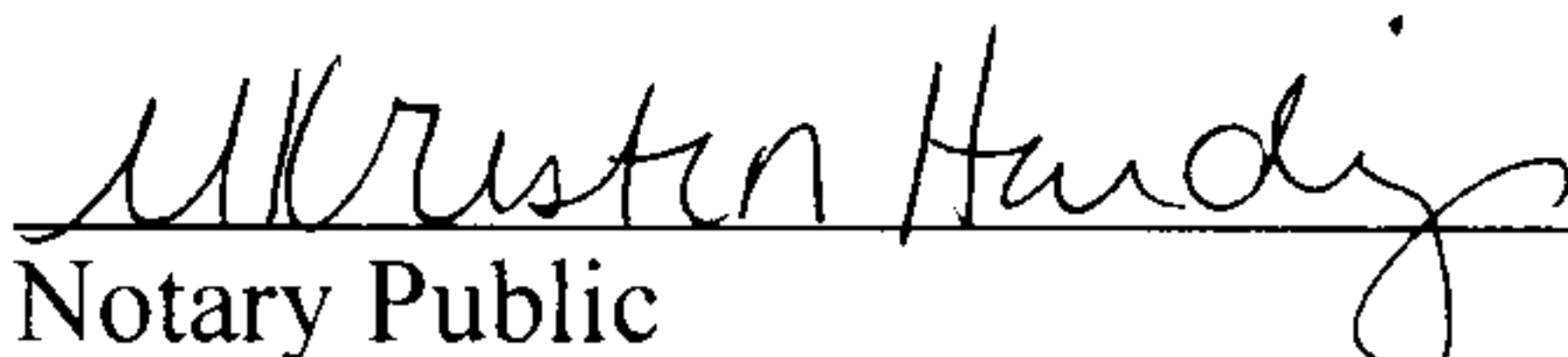
By:   
Judd J. Anderton, as Auctioneer and the person  
conducting said sale for the Mortgagee

  
Judd J. Anderton, as Auctioneer and the person  
conducting said sale for the Mortgagee

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that **Judd J. Anderton**, whose name as Auctioneer and the person conducting said sale for the Mortgagee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, 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 that bears the same date.

Given under my hand on July 9, 2013.

  
Notary Public

My Commission Expires:

10/13/13

[NOTARY SEAL]

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Apel Dido & Dmer Sami Durkan Grantee's Name State Bank & Trust Company  
Mailing Address care of - ~~BANKER~~ Mailing Address 3399 Peachtree Road NE  
State Bank and Trust Company Suite 2050  
3399 Peachtree Road NE Suite 2050 Atlanta, GA 30326  
Property Address 118 Little Valley Ct. Date of Sale 7/9/13  
HOOPER, AL Total Purchase Price \$ 610,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons who own the property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/9/13

Print Judd Anderson

Sign Judd Anderson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1