

RECEIVER'S DEED

WHEREAS, on November 7, 2023, the United States District Court for the Northern District of Alabama (the "Court"), in a civil action entitled United States of America v. James M. Sims, et al., Case No. 2:22-cv-00969-AMM (N.D. Ala.) (the "foreclosure action"), entered an Order of Sale that was subsequently modified and amended by an Amended Order of Sale entered on July 21, 2025, ordering (1) the foreclosure of the federal tax liens that have attached to the real property located at 2000 Eagle Crest Court, Birmingham, Alabama 35242 (the "real property"); and (2) the sale of the real property according to law, free and clear of all rights, title, liens, claims or interests of the parties to the foreclosure action, including any of their successors, heirs, transferees or assigns; and

WHEREAS, on July 21, 2025, the Court appointed Chris Walker of Keller Williams Metro South, as receiver of the real property (the "Grantor"), whose address is 224 1st Street N, Suite 225, Alabaster, Alabama 35007, to take possession and arrange for the sale and conveyance of the real property in accordance with the terms set forth in the Court's Amended Order of Sale and Order Appointing Receiver entered on July 21, 2025; and

WHEREAS, on October 6, 2025, Vedat Cetinkaya of Birmingham, Alabama (the "Grantee") offered to purchase the real property "AS IS," for the sum of \$395,000.00; and

WHEREAS, the Grantee has fully inspected the real property and has agreed to accept the property, "AS IS," with all its faults and without any warranties either express or implied; and

WHEREAS, on October 28, 2025, the Court entered an Order confirming the sale of the real property to the Grantee, and approved this form of deed; and

WHEREAS, the Grantor was duly authorized and directed to convey the real property to the Grantee; and

WHEREAS, the real property, including all existing improvements, fixtures, furnishings and appurtenances, has been sold pursuant to the Court's Order Confirming Sale, for the sum of \$395,000.00; and

WHEREAS, the real property is more particularly described, as follows:

Lot 943, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

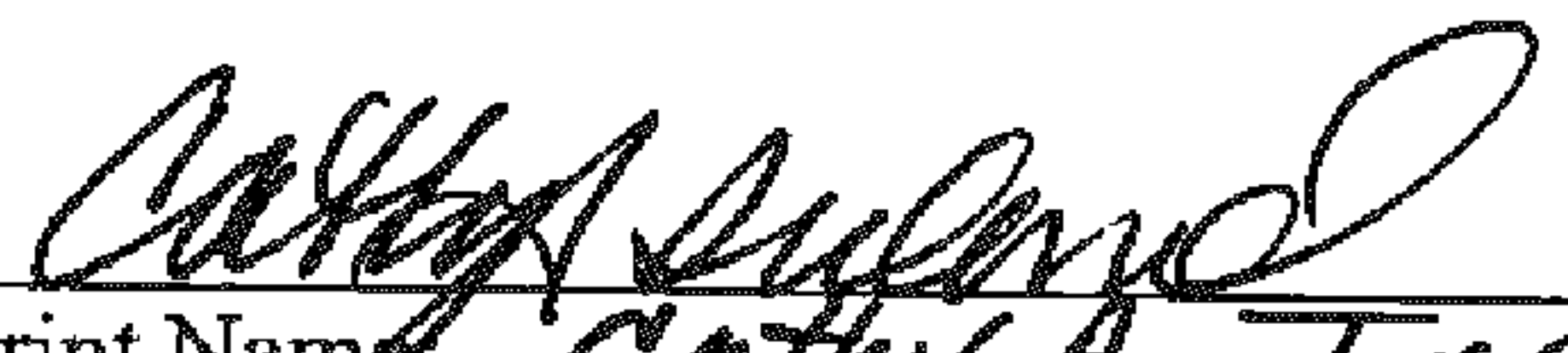
NOW THEREFORE, the Grantor, in consideration of the sum of \$395,000.00 received by him and pursuant to the authority and direction given to him by the Court as receiver, does hereby sell, transfer and convey to the Grantee all the rights, title, claims, and interests in the above-described real property, to have and to hold, with appurtenances thereto, by him and his heirs and assigns, forever, for their own use and disposition.

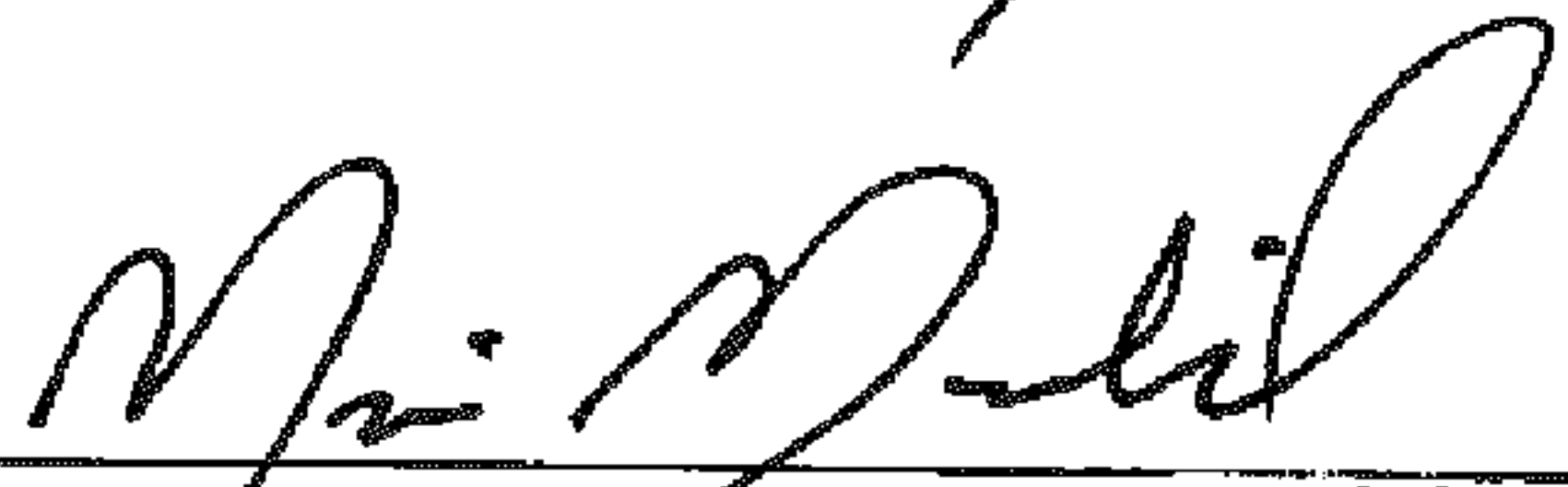
AND ALSO, the Grantor does hereby covenant with the Grantee and his assigns, that he has full power and authority to convey the aforesaid premises in the manner and form described, above.

Said premises are conveyed to the Grantee, free and clear of any of the rights, title, liens, claims or interests of James M. Sims, North Shelby County Fire and Emergency Medical District, Eagle Point Homeowners' Association, Inc., State of Alabama Department of Revenue, United States of America, and the Grantor, subject to any sums which may be due for property, water or sewer taxes, or any special use charges or assessments, and subject to all laws, ordinances and governmental regulations affecting said premises, and any easements and restrictions of record, if any.

I have hereunto set my hand and seal, this 3rd day of November, 2025.

Signed, sealed and delivered
in the presence of:


Print Name: Cathy A. Ireland


Print Name: Marissa Mayfield

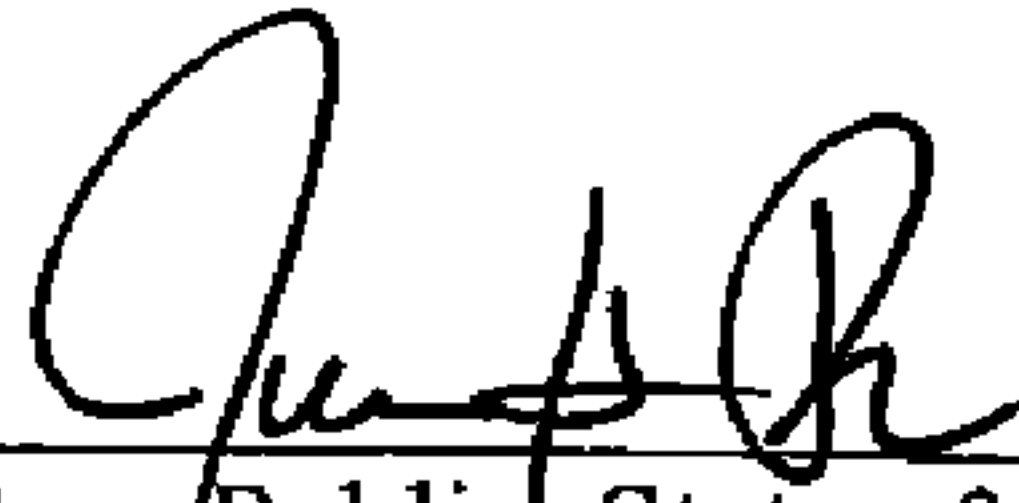
GRANTOR

Chris Walker of Keller Williams
Metro South, as Receiver

**STATE OF ALABAMA
COUNTY OF SHELBY**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 3rd day of Nov. 2025, by Chris Walker of Keller Williams Metro South, as the court-appointed receiver for the real property of James M. Sims, who is ☒ personally known to me or ☐ produced _____ as identification.

This 3rd day of November, 2025.



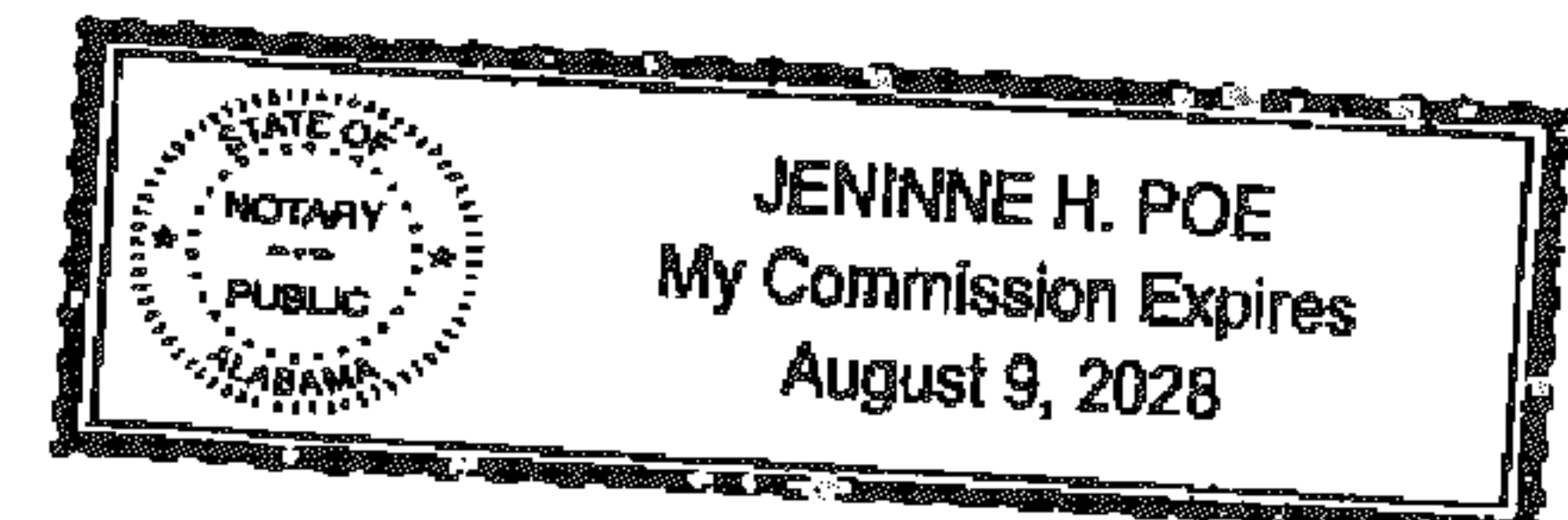
Notary Public, State of Alabama

My commission expires: 8-9-2028

GRANTEE'S ADDRESS

Return to:

3 Regency Dr.
Bloomfield, CT 06002



Document prepared by Lynne M. Murphy, Trial Attorney, Tax Division, U.S. Department of Justice, P.O. Box 14198, Ben Franklin Station, Washington, D.C. 20044.

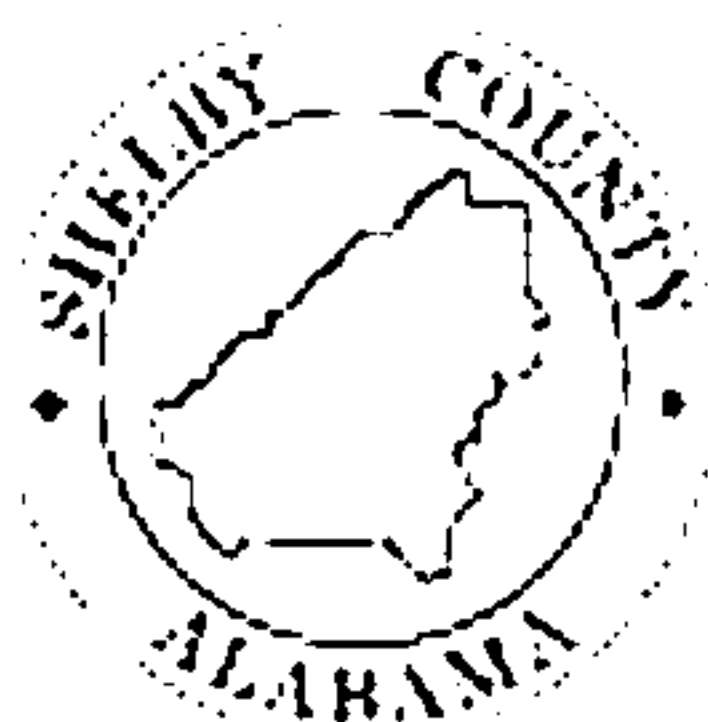
STATE OF Alabama Jefferson County ss:

I, Jenanne H. H., a Notary Public in and for said county in said state, hereby certify that **Chris Walker, as "Receiver" for and on behalf of James M. Sims, the surviving grantee under that certain deed in which title was conveyed as joint tenants with rights of survivorship recorded as Instrument No. 1999-5293 and as appointed by Order Appointing Receiver, Case No. 2:22-cv-00969-AMM in Instrument No. 20250812000245860 in the Probate Office of Shelby County, Alabama.** is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as Receiver executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 3rd day of Nov., 2025

My Commission Expires: 8-9-2028.

Jenanne H. H.
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2025 08:46:49 AM
\$427.00 JOANN
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Allie S. Bayl