

IN THE CIRCUIT COURT FOR SHELBY COUNTY, ALABAMA

Avalanche Investments, Inc.,

Plaintiff,

v.

A part of Lot 6, in Block 6, in the Second
Edition to Pine Grove Camp, as Recorded
in Deed Book 205, Page 197, in the Office
of the Judge of Probate of Shelby County,
Alabama, containing 3,082 square feet
more or less, situated in the South East 1/4
of the South East 1/4 of Section 12,
Township 24 North, Range 15 East, Shelby
County, Alabama, and more particularly
described in Exhibit A; and additional
Unknown Defendants, A, B. and C,

Defendants.

CIVIL ACTION NO.

05-262

RECEIVED AND FILED
MARY H. HARRIS

MAY 04 2006

CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

JUDGMENT QUIETING TITLE

This action came on to be heard before the Court and was submitted for judgment, including Plaintiff's Motion for Summary Judgment, and *ore tenus* testimony.

The Plaintiff has met its burden demonstrating that title should be quieted in the Prpportunity described herein below as the Plaintiff has satisfied the statutory and common law elements of adverse possession and Ala Coe §§6-6-560, 6-6-561.

The Guardian *Ad Litem* has filed an answer and denial and actively participated in the taking of testimony in this action and it is the opinion of the Court that the Plaintiff is entitled to the relief sought in the Complaint.

Accordingly, it is ordered, adjudged and decreed:

1. The right, title, interest and ownership of the Plaintiff in and to the Property is hereby established and forever quieted *in rem* and against the Property which is more particularly described as:

Commencing at an iron pin found at the southwest corner of Lot 7 Block 6; thence run S80°00'E along the south line of Lot 7 and northerly right-of-way line of Riverfront Street for 101.46 feet to the southwest corner of lot 6, an iron pin set

and the Point of Beginning; thence continue S80°00'E along the south line of lot 6 and northerly right-of-way line of Riverfront Street for 73.27 feet to the edge of Lay Lake, an iron pin set; thence run N6°41'48"E along the edge of a seawall on the boundary of Lay Lake for 27.50 feet; thence run N41°17'51"W along the edge of said seawall and lake boundary for 10.13 feet; thence run N65°29'22"W along the edge of said seawall and lake boundary for 70.34 feet; thence run N74°04'45"W along the edge of said seawall and lake boundary for 1.10 feet; thence, leaving said lake boundary, run S4°00'00"E for 51.82 feet to the point of beginning.

2. The Clerk of the Court shall certify copies of this Judgment and record the same in the office of the Judge of Probate of Shelby County, Alabama, and the same shall be indexed in the same books and in the same manner in which deeds are recorded and said Judgment shall be indexed in the name of the defendants against whom this relief is granted in the direct index and in the name of the Plaintiff in possession of the Property in the reverse index.

3. The Guardian *Ad Litem*, Vonda Felton, is awarded the sum of \$600.00 as a fee for her services rendered in this action.

4. Costs of this action are taxed to Plaintiff.

Done and Ordered this the 25th day of April, 2006.


Honorable Daniel G. Reeves