



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

Neil Maxwell and wife,
Jo Ann Dunn Maxwell
Plaintiff,

v.

All Rights to the Real Property herein described,
all Heirs and Devisees of Brady Collins (deceased) and
Brady Collins, Jr. (deceased), Adell Collins Smith, Walter
Collins, Jacqueline Collins, Gwendlyn Collins, Robert
McDuffie, all other persons claiming any present, future,
contingent, remainder, reversion, or, other interest in said
Rights
Defendant.

Civil Action No.

58-CV-2014 - 900659.00

ORDER to CONFIRM and QUIET TITLE

THIS MATTER was heard on September 25, 2014 pursuant to Alabama Code § 6-6-560 (1975) *et seq.* for the purpose of Quieting Title to a parcel of land located in Shelby County, Alabama described as follows:

Commencing at the SW corner of the NW ¼ of SW ¼, Section 29, Township 18 South, Range 2 East, Shelby County Alabama; thence South 86 deg. 54' 58" E along the South line of said ¼ ¼ line for 124.13 feet to the West side of a dirt road. Said point being the point of beginning; thence North 38 deg. 12' E along said road for 177.39 feet to a point of the North side of a creek; thence North 48 deg. 41' E along said road for 139.22 feet to a point in the center line of the Old Central of Ga. Railroad; thence North 40 deg. 11' 30" E along said road for 81.24 feet to a wet weather branch, thence North 03 deg. 47' 35" E along the meanderings of said branch for 182.11 feet to a point; thence North 89 deg. 07' 55" E for 902.86 feet to a point on the East line of NW ¼ of SW ¼; thence South 0 deg. 51' 16" W along said East ¼ ¼ line for 552.04 feet to the SE cor. Of NW ¼ of Sw ¼; thence North 86 deg. 54' 58" West along the South line of said ¼ ¼ Section line for 1174.96 feet back to the point of beginning. Being in and a part of the NW ¼ of SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama. Containing 11.8 acres, more or less. All bearings are referred to True Astronomic North.

The following were filed in this office of the Clerk of Court: Complaint, Order of Publication, Affidavit of Publication, and Proof of Service on Defendants Adell Collins Smith, Robert McDuffie, Gwendlyn Collins, Jacqueline Collins, and, Walter Collins.



On said date, (Carl) Wayne Simmons, Esq. appeared for Plaintiff and Ms. Adell Collins Smith (accompanied by family members and in possession of her recent survey of the property) appeared in court. Ms. Smith stated that she and her family understand and in support of this Motion to Quiet Title into Plaintiff. Defendants have neither voiced nor filed documents opposing this Motion.

Upon hearing this matter, the Court FINDS THE FOLLOWING:


The Plaintiff herein is the owner of All Rights to the Real Property herein described and all others should be barred of all right, title, estate, interest in or lien upon said Rights.

Therefore, based on the above findings of fact, it is hereby

ORDERED that All Rights to the Real Property herein described are owned by Plaintiff, to have and to hold unto his heirs and assigns forever.

AND IT IS SO ORDERED

THIS the 26th day of September, 2014.



H.L. Conwill
Circuit Court Judge

