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58-CV-2019-900732.00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

**IN THE CIRCUIT COURT OF SHELBY COUNTY,**

**KG & KG PROPERTIES, LLC,**

**Plaintiffs,**

**v.**

**LOT 33, MARENGO SUBDIVISION,  
SECTOR ONE, AS RECORDED IN MAP  
BOOK 22, PAGE 123 IN THE  
PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**v.**

**REGIONS BANK, and THE MAC  
GROUP, INC.,**

**Defendants.**

**Case No.: CV-2019-900732**

**FINAL ORDER**

THIS CAUSE comes before the Plaintiff's Motion for Final Order.

The Defendant, The Mac Group, Inc, having been duly served with the summons and complaint in this matter and answered it claims no interest in the subject property.

The Defendant, Regions Bank, having been duly served with the summons and complaint in this matter. The Defendant, Regions Bank, is neither an infant nor an unrepresented incompetent person. The Defendant, Regions Bank, failed to file an answer within the requisite time or otherwise plead.

That, at the time of the filing of the Complaint, Plaintiff claimed in its own right the fee simple title to, and was in actual possession of, the following described land:

**LOT 33, MARENGO SUBDIVISION, SECTOR ONE, AS RECORDED IN MAP  
BOOK 22, PAGE 123 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
("the Property")**

That at the time of the filing of the Complaint, no suit was pending to test Plaintiff's title to, interest in, or the right to possession of said land.

That the Plaintiff's Complaint was filed against said land and against any and all persons claiming any title to, interest in, lien or encumbrance on said land or any part thereof, and was to establish the right or title to such land or interest, and to clear up all doubts or disputes

concerning the same, and that said Complaint did in all respects comply with the provisions of the Code of Alabama (1975) § 6-6-651.

That Plaintiff named in the Complaint all Defendants known to Plaintiff after the exercise of due diligence. That the Plaintiff complied with all of the provisions of the law relative to this proceeding in rem to establish title to the land named herein.

It is therefore ORDERED, ADJUDGED AND DECREED as follows:

**COUNT ONE: REGIONS BANK**

a) That Plaintiff's Motion for Default Judgment against Defendant, Regions Bank, is hereby GRANTED;

b) Due to Defendant Regions Bank's failure to redeem, any title or interest claimed by Defendant, Regions Bank, is hereby VESTED AND QUIETED in favor of the Plaintiff. Defendant, Regions Bank's claims to the Property are without any right. Defendant, Regions Bank, has no estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property. Defendant, Regions Bank is permanently enjoined from asserting any estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property;

c) That Plaintiff is entitled to the relief sought in the Complaint and that the fee simple title claimed by the Plaintiff in and to the above described land has been proven and that the Plaintiff is the owner of said land and has a fee simple title thereto, free and clear of all fee interest claims, liens and encumbrances of Defendant, Regions Bank, except such easements, covenants, restrictions, servitudes and mineral or similar interests otherwise appearing of record in the Office of the Judge of Probate of Shelby County, Alabama, and that his title thereto be and is hereby established, and that all doubts and disputes concerning the same be, and are hereby, cleared up as to Defendant Regions Bank;

**COUNT TWO: THE MAC GROUP**

a) That Plaintiff's Motion for Judgment on the Pleadings against Defendant, The Mac Group, Inc., is hereby GRANTED;

b) Due to Defendant The Mac Group, Inc.'s failure to redeem, any title or interest claimed by Defendant, The Mac Group, Inc., is hereby VESTED AND QUIETED in favor of the Plaintiff. Defendant, The Mac Group, Inc.'s claims to the Property are without any right. Defendant, The Mac Group, Inc., has no estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property. Defendant, The Mac Group, Inc. is permanently enjoined from asserting any estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property;

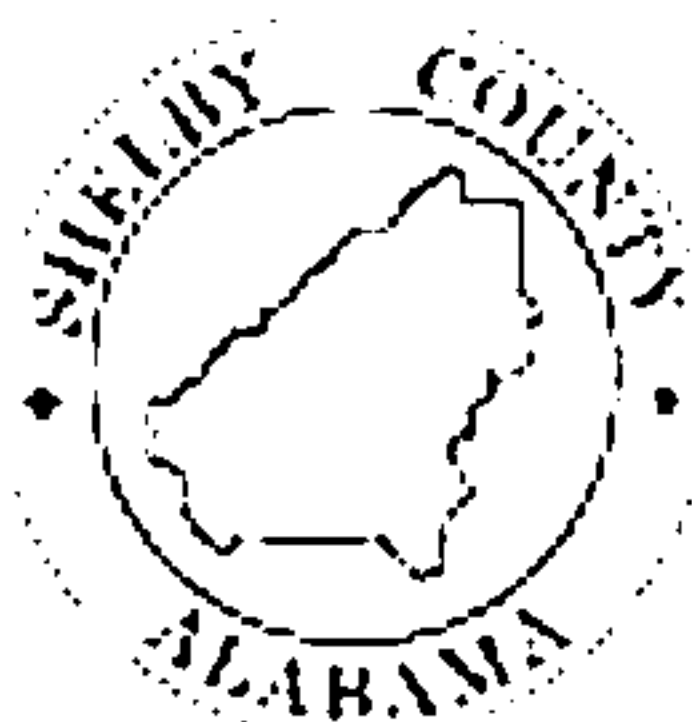
c) That Plaintiff is entitled to the relief sought in the Complaint and that the fee simple title claimed by the Plaintiff in and to the above described land has been proven and that the Plaintiff is the owner of said land and has a fee simple title thereto, free and clear of all fee interest claims, liens and encumbrances of Defendant, The Mac Group, Inc., except such easements, covenants, restrictions, servitudes and mineral or similar interests otherwise appearing of record in the Office of the Judge of Probate of Shelby County, Alabama, and that his title thereto be and is hereby established, and that all doubts and disputes concerning the same be, and are hereby, cleared up as to Defendant The Mac Group, Inc.;

d) Costs are taxed as paid.

DONE THIS

1-13-2020

  
CIRCUIT JUDGE



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/13/2020 03:37:29 PM  
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*Allie S. Boyd*