

1832

JOHN A. HINES, JR.,

COMPLAINANT,

VS.

A part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of  
Section 1, Township 21 South,  
Range 3 West, et al,

RESPONDENT

FINAL DECREE

IN THE LAW AND EQUITY COURT OF

SHELBY COUNTY, ALABAMA

IN EQUITY

CASE NO. 648

This cause coming on to be heard was submitted for final decree upon complainant's verified Bill of Complaint, and the pleadings and proof, all as noted in the Note of Testimony for Submission signed by the Solicitor for Complainant and the Guardian ad Litem and filed by the Register, and the same being considered and understood by the Court, the court, considering only such proof and testimony as is relevant, material, competent and legal, is of the opinion that the complainant is entitled to the relief prayed for in the verified bill of complaint heretofore filed in said cause and it therefore, **CONSIDERED, ORDERED, ADJUDGED and DECREED** by the Court as follows:

1. The complainant is entitled to the relief prayed for in his Bill of Complaint and the fee simple title claimed by Complainant in and to said lands described in the bill of complaint in said cause has been duly proven.

2. The complainant is the owner of said lands described in the verified bill of complaint in this cause and has an absolute fee simple title thereto, free of all liens or encumbrances, except the lien in favor of the State of Alabama and Shelby County which secures non-delinquent ad valorem taxes assessed against said lands and assessments, if any, under, over, or across said lands created by instruments recorded in Deed Book 166, page 310, Deed Book 169, page 341, Deed Book 181, page 229, Deed Book 130, page 94, and Deed Book 130, page 93, respectively, in the office of the Judge of Probate of Shelby County, Alabama, and the title of complainant into said land is hereby established and all doubts and disputes concerning the same are hereby cleared up, said property situated in Shelby County, Alabama, and is more particularly described in the bill of complaint and as follows, to-wit:

A part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, more particularly described as follows: From the SE corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1 run Westerly along South boundary line of said  $\frac{1}{4}$  Section for 75.3 feet, more or less to the point of intersection of the South boundary line of U. S. Hwy No. 31 for point of beginning of lands herein described; thence turn an angle of 36 deg. 03' to the right and run Northwest along the southwest right of way line of U. S. Hwy. #31 for 247.78 feet to the point of intersection of the SE right of way line of U. S. Highway #31 and the SE right of way line of Interstate Highway No. 65; thence turn an angle of 64 deg. to the left and run Southwesterly along the SE right of way line of Interstate Highway No. 65 for 104.25 feet;

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DO NOT WRITE IN THESE SPACES

thence turn an angle of 53 deg. 11' to the left and continue Southwesterly along the SE right of way line of Interstate Hwy. No. 65 for 98.10 feet more or less to the point of intersection of the SE right of way line of Interstate Highway No. 65 and the South boundary line of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1; thence turn an angle of 98 deg. 52' to left and run Easterly along the South boundary line of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1 for 307.44 feet, more or less, to the point of beginning, Shelby County, Alabama.

3. None of the respondents in this cause has any right, title, interest, lien or encumbrance on said lands or any part thereof, and no other person, firm, or corporation other than the complainant has any right, title, interest, lien or encumbrance on said lands or any part thereof. Any and all interest in and to said lands by any of said parties is hereby vested in the complainant.

4. A certified copy of this decree be recorded in the Office of the Judge of Probate of Shelby County, Alabama, and be indexed in the name of John A. Hines, Jr. on both the direct and indirect index of record thereof.

5. The Guardian ad Litem in this cause is awarded the sum of \$50.00 as payment for his services as such Guardian ad Litem, the same to be taxed as a part of the Court costs herein.

6. The complainant shall pay the costs of these proceedings, for which let execution issue after thirty days.

Done this 16th day of March, 1970.



Judge, Law and Equity Court of Shelby  
County, Alabama, In Equity Sitting

CERTIFICATE

STATE OF ALABAMA,  
SHELBY COUNTY.

I, Sara Ozley, Deputy Register of the Law and Equity Court of Shelby County, Alabama, hereby certify that the above and foregoing is a true copy of the Final Decree of record and on file in said cause as entered by the Hon. Harold E. Walden, Judge of said Court, on the 16th day of March, 1970.

Witness my hand and theseal of the Court, this 19th day of March, 1970.



-Deputy Register of Law and Equity  
Court of Shelby County, Alabama

STATE OF ALABAMA, SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 MAR 31 PM 6:41  
U.C. FILE NUMBER 83  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

BOOK 281 PAGE 724

