

515 242
ONIE TROTT and BEN TROTT,

Plaintiffs,

vs

LESTER SMITH and ODELL
SMITH, et al,

Defendants.

* IN THE CIRCUIT COURT FOR

* SHELBY COUNTY, ALABAMA

* CIVIL ACTION NUMBER

* CV-82-257

JUDGMENT

This is a quiet title action. William R. Justice was appointed guardian ad litem, and the Smiths were represented by Mickey Johnson. Testimony was taken.

The Smiths stipulated that the property described hereinafter is the property of the plaintiffs. Concerning the action against any other defendants, however, the court will limit quieting title in the plaintiffs to the property actually described in the plaintiffs' deed, since any land outside the description of the deed was not proven to have been adversely possessed by the plaintiffs or their predecessors for twenty (20) years, the plaintiffs have no color of title to the land outside that described in their deed, and they have not paid taxes on any property other than what was described in their deed.

Wherefore, it is hereby ORDERED, ADJUDGED and DECREED that Onie Trott and Ben Trott own and Lester Smith and Odell Smith have no interest in or claim upon the following described property:

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West and being more particularly described as follows: Begin at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19, Range 1 West and run east along the South boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section a distance of 75 feet to the point of beginning; Thence continue along last named course for a distance of 345 feet; thence turn left at an angle of 83° 01' and run a northerly direction in a straight line to a point that intersects with an existing fence erected by Lester Smith and Odell Smith; thence turn left and run in a southwesterly direction along the fence hereinabove described to a point where said fence intersects the West boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section; thence turn to the left and run in a southerly direction along the West boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section to a point on the West boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section 110 feet north of the SW corner of said $\frac{1}{2}$ - $\frac{1}{2}$; thence turn left and run in a straight line and parallel to the South boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section a distance of 75 feet; thence turn right and run in a southerly direction and parallel to the West boundary of said $\frac{1}{2}$ - $\frac{1}{2}$ section to the point of beginning; excepting from the said property the right of way known as Dunnavant Highway.

It is further ORDERED, ADJUDGED and DECREED that Onie

RE: Box 745
Leads. A 35094

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Trott and Ben Trott are the owners of the following described property, and no other person or entity whatsoever has any claim upon or interest in this property:

Begin at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 16, T. 19, R. 1 West and run East along the forty line 75 feet for a point of beginning, thence run North and parallel with West forty line for a distance of 100 feet, thence run West 75 feet to West forty line, thence run North along forty line for a distance of 120 feet to a point thence East 420 feet to a point thence South 210 feet to the South forty line, thence West along South forty line 345 feet to the point of beginning.

Attorney William R. Justice is hereby awarded a guardian ad litem fee in the amount of One Hundred Dollars (\$100), which amount is made a part of court costs. Costs of this action are taxed to plaintiffs.

DONE and ORDERED this 27 day of July, 1983.

Robert R. Armstrong, Jr.
Robert R. Armstrong, Jr.
Circuit Judge

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FILED IN OFFICE THIS THE 27 DAY
OF July 19 83

Kyle ...

Clerk of Circuit Court
Shelby County, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 OCT 12 PM 3:01

Re-Recorded
Thomas A. ...
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 OCT 11 PM 12:37

Thomas A. ...
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00