

1055
IN THE CIRCUIT COURT FOR SHELBY COUNTY, ALABAMA

Eason Mitchell
ROBERT LEE DAWSON, JR.,
and JANICE B. DAWSON,

Plaintiffs,

JAMES F. CORDES, and SHIRLEY
V. CORDES,

vs.

ALLIED PRODUCTS,

Third Party Defendant.

Case No. CV-79-056

FINAL ORDER

BOOK 357 PAGE 489
This case having come on for trial on the 7th day of May, 1984,
and the Court having been informed of a settlement between the parties,
Plaintiff and Defendants, Third Party Plaintiffs and Third Party Defendants,
this order is entered pursuant to that agreement and is as follows:

An agreement was made between Robert L. Dawson, Jr. and wife
Janice B. Dawson and James F. Cordes and wife Shirley V. Cordes in 1977.
In that agreement, Mr. and Mrs. Cordes agree to either pay Mr. and Mrs.
Dawson the amount of \$850.00 per acre for 2.81 acres, or litigate title to
that certain property which is the subject of this lawsuit. This action was
brought in order to enforce that agreement. The Defendants, James F. Cordes
and Shirley V. Cordes, filed a Third Party Action against Allied Products in
order to quiet title to that certain 2.81 acres, more or less.

The parties having agreed that the above referenced 2.81 acres
should be titled to Robert Lee Dawson, Jr. and Janice B. Dawson, and that a
northern boundary line for said property be established to generally coincide
with a fence row which has existed for over 50 years, the parties have agreed
that the correct legal description of the above referenced property is as
shown on the survey of William J. Egan, Jr. of August 24, 1976, a copy of

Robert Lee Dawson
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Calera Ala 35040

which is attached hereto as exhibit 'A', that description being as follows:

Begin at the Southeast (SE) corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama; and run West along the South line of said Quarter-Quarter line, a distance of 1415.21 feet, more or less, to the Southwest (SW) corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 8; thence turning an angle to the left of 100 deg. 40' 08", and running Northwesterly for a distance of 132.84 feet, more or less, to a point on an old fence line; thence turning an angle to the left of 75 deg. 47' 57", and running Southeasterly for a distance of 169.77 feet, more or less, to a second point on same old fence line; thence turning an angle to the left of 180 deg. 08' 36", and running Southeasterly a distance of 440.43 feet, more or less to a third point on same old fence line; thence turning an angle to the left of 179 deg. 58' 42", and running Southeasterly for a distance of 218.21 feet, more or less to a fourth point on same old fence line; thence turning an angle to the left of 179 deg. 28', and running Southeasterly a distance of 209.22 feet, more or less to a fifth point on same old fence line; thence turning an angle to the left of 181 deg. 10' 53" and running Southeasterly for a distance of 220.57 feet, more or less, to a sixth point on same old fence line; thence turning an angle to the left of 173 deg. 56' 58" and running Southeasterly a distance of 186.00 feet, more or less, to a seventh point on same old fence line, and also on the East Quarter-Quarter line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 8, thence turning an angle to the left of 98 deg. 50' 17" and running South along said Quarter-Quarter line for a distance of 27.57 feet, to the point of beginning.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that title to the above referenced property be vested in Robert Lee Dawson, Jr. and Janice B. Dawson.

Costs of this action shall be taxed as paid.

DONE AND ORDERED this 20 day of June, 1984.


ROBERT R. ARMSTRONG, JR.
CIRCUIT JUDGE

FILED IN OFFICE THIS THE 20th DAY

June, 1984



Clerk of Circuit Court
Shelby County, Alabama

STATE OF ALA. SHELBY CO. (1)
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 20 AM 10:57


JUDGE OF PROBATE

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