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2/5/2007 8:58 AM
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA RECEIVED AND FILED
MARY H. HARRIS

CAROLYN C. DAVIDSON,

Plaintiff,

v.

JEREMIAH LANCE PHILLIPS, KYKENKEE,
INC., SHELBY COUNTY ABSTRACT &
TITLE CO., INC., U.S. FIDELITY &
GUARANTY CO., and JEANINE SIMS,

Defendants.

FEB 05 2007

CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

CIVIL ACTION NO.: CV04-1116

20070216000073640 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
02/16/2007 03:27:03PM FILED/CERT

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

JEREMIAH LANCE PHILLIPS,

Plaintiff,

v.

CAROLYN C. DAVIDSON,

Defendant.

CIVIL ACTION NO.: CV04-1120

ORDER

The Court, upon joint request by the parties, and after careful consideration, does hereby
ORDER, ADJUDGE and DECREE as follows:

1. Title to the real property made the basis of both of the above captioned cases,
more specifically hereby described as follows:

Parcel ID No. 01-7-26-0-000-002.000

The Northwest Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres; and also, the West one-half of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of 20 acres; and also, the West one-half of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of twenty acres; and also, the

North 30 acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 17, Range 1 East, all situated in Shelby County, Alabama.

Parcel ID No. 01-7-26-0-000-006.000

The South 10 acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 17, Range 1 East; and also, the Northeast Quarter of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres; and also, the Northwest Quarter of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres; and also, the tract on the North side of the South one-half of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 20 acres, all situated in Shelby County, Alabama.

Is hereby **QUIETED** in the name of Carolyn C. Davidson.

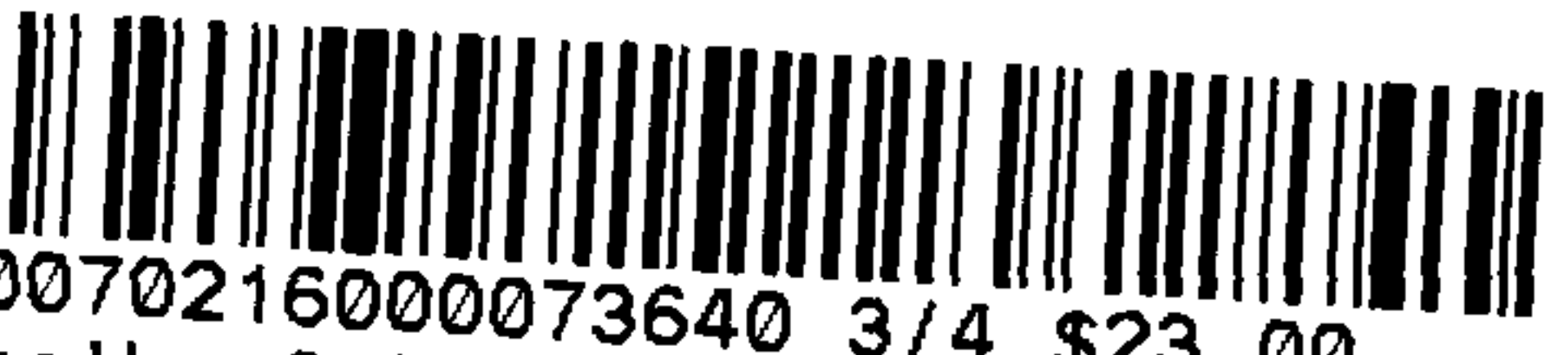
2. The motion to intervene filed in CV 04-1116 filed by Charlie Lorant is granted.
3. Within thirty (30) days from the date of this order Carolyn C. Davidson, on behalf of herself and the estate of her deceased husband John Davidson (hereinafter "Davidson"), shall pay KyKenKee the sum of \$150,000.00 in exchange for a full and final release from KyKenKee. Within thirty (30) days from the date of this order Carolyn Davidson shall remit to Charlie Lorant the difference between \$100,000 and the amount held in trust by Charlie Lorant in full satisfaction of his claim for fees and expense. Lorant shall then keep all funds he currently holds in trust. Davidson and Lorant shall release all claims against the other.
4. Within ten (10) days from the date of this order, the St. Paul Travelers Insurance Company shall pay the sum of \$30,000.00 to Carolyn C. Davidson in exchange for a full and final release to KyKenKee from Davidson.
5. Within ten (10) days from the date of this order, Shelby County Abstract and Title Company shall pay to KyKenKee the sum of \$10,000.00 in exchange for a full and final release from KyKenKee.

6. Shelby County Abstract and Title shall immediately provide to Davidson a title binder reflecting clear, insurable title in the name of Carolyn C. Davidson. This shall be accomplished within five (5) days of this order so that Davidson is able to procure a mortgage to fund the payments set forth above. Davidson and Shelby County Abstract and Title agree to execute a full and final mutual release upon tender of the policy to Davidson.

7. The claims of U.S. Fidelity & Guaranty Co. against Jeanine Sims shall remain pending.

8. All other claims, cross claims and counter claims, and complaints in intervention, of any description whatsoever, in CV 04-1116 are hereby **DISMISSED** with prejudice, costs taxed as paid. CV 04-1120 is hereby **DISMISSED** in its entirety, with prejudice, costs taxed as paid. There being no further reason for delay, all dismissals under this Order are final pursuant to Rule 54(b).

Done and ordered this the 5th day of February, 2007.


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s/ Hub Harrington
Circuit Court Judge

cc:

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