

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

CSC as CUSTODIAN FOR STRATEGIC  
MUNICIPAL INVESTMENTS, LLC,

Plaintiff,

v.

AMIR H. ASHTARANI, et al.,

Defendants.

CIVIL ACTION NO. CV-2006-001485



20080109000012840 1/2 \$14.00  
Shelby Cnty Judge of Probate, AL  
01/09/2008 02:35:28PM FILED/CERT

**ORDER QUIETING TITLE AGAINST AMIR H. ASHTARANI**

This matter came before the Court upon the Application, Affidavit, and Entry of Default against Amir H. Ashtarani ("Ashtarani") filed by CSC as Custodian for Strategic Municipal Investments, LLC ("Strategic"). Strategic requests this Court to quiet title in its favor against Ashtarani with respect to the property located at 3215 Mountain Ridge Circle, Birmingham, AL 35242 which is more particularly described as follows:

**SHELBY COUNTY PARCEL#:** 58/10/06/14/0/005/001.075

**LEGAL DESCRIPTION:** COM AT MOST WLY COR OF LOT 1 MB9 PG96, NE 276.80 S445(S) TO POB; CONT S198(S) CURVE SLY182(S) SE 128(S) NE50 SE130(S) ELY1 63.59 NW TO POB. S14 T19S R02W DIM 198.00 X 572.00,

(the "Property").


The Court finds that Ashtarani was served with the Complaint, that it has been more than 30 days since Ashtarani was served, and that Ashtarani has failed to answer the Complaint. Based on the foregoing and the pleadings of record, it is hereby **ORDERED, ADJUDGED, and DECREED:**

1. Strategic is the owner in fee simple and entitled to the immediate and exclusive possession of the Property;
2. Any title or interests claimed by Ashtarani in the Property are hereby QUIETED in favor of Strategic; and
3. The costs of these proceedings be taxed as paid.

DATED this the 2<sup>nd</sup> day of November, 2007.

  
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CIRCUIT COURT JUDGE.

Certified a true and correct copy  
Date: 12.4.07

  
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Mary H. Harris, Circuit Clerk  
Shelby County, Alabama