



**IN THE CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA**



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Shelby Cnty Judge of Probate, AL
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LARRY R. SKIPPER, KATHY LONG
SKIPPER, and DONALD WAYNE
SKIPPER,

Plaintiffs,

v.

CAMP WAXAHATCHEE, et al.,

Defendants.

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Case No. CV-05-435

FINAL ORDER

COMES NOW this Court and with consent of the plaintiffs Larry R. Skipper, Kathy Long Skipper, and Donald Wayne Skipper (collectively referred to hereinafter as the "Plaintiffs") and named defendants Camp Waxahatchee and The King's Ranch and Hannah Home, Inc. and enters this order quieting title of the Property (as hereinafter defined) in favor of Plaintiffs as prayed for in the complaint, as amended and finds as follows:

1. The subject real property in this matter is that parcel of land located in Shelby County, Alabama which is more particularly described as:

The East ½ of the NE ¼ of Section 33, Township 21 South, Range 1 West, and lying East of Waxahatchee Creek (the "Property").

2. Plaintiffs as co-tenants, with the Plaintiffs having tax title to the Property in the following undivided fractional interests:

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|----|----------------------|---|
| A. | Larry R. Skipper | ½ |
| B. | Kathy Long Skipper | ¼ |
| C. | Donald Wayne Skipper | ¼ |



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have, for over the past twenty (20) years immediately prior to the filing of this lawsuit, exercised open, notorious, hostile, exclusive, continuous and adverse possession of the Property so as to constitute sufficient legal basis for title of the Property to be quieted in their behalf.

3. Plaintiffs have, since their acquisition of tax title to the Property, paid all requisite property taxes owing on the Property and have effected actual and constructive possession of the Property during such time in a manner consistent with its undeveloped use that clearly warrants the adjudication that they have adversely possessed the Property. Such activities include, but are not limited to, paying taxes on the Property, posting "No Trespassing" signs thereon, visiting and walking on the Property, overseeing inquiries from prospective purchasers about the Property, assessing the Property in their name, and authorizing third parties to hunt and use the Property.

4. Named defendants Camp Waxahatchee and The King's Ranch and Hannah Home, Inc., as evidenced by the signature of their counsel hereinbelow, stipulates that neither of them has any interest whatsoever in the Property, and they acknowledge and consent that title to the Property is hereby adjudged to be fully vested in Plaintiffs, based upon Plaintiffs' adverse possession thereof. Named defendants Camp Waxahatchee and The King's Ranch and Hannah Home, Inc. also stipulate as to the efficacy of the subject tax sale from which Plaintiffs have ascended to tax title of the Property.

5. The record owner of the subject property at the time of the subject tax sale was Camp Waxahatchee. In consideration of Plaintiffs making a \$5,000 charitable contribution to co-defendant, The King's Ranch and Hannah Home, Inc., Camp

Waxahatchee agrees to abandon any right, title and interest in the subject property. All parties stipulate and this Court finds that there is no common ownership between Camp Waxahatchee and The King's Ranch and Hannah Home, Inc.

WHEREFORE, based on the foregoing, this Court hereby finds and decrees that title to the Property is hereby vested and quieted as to known and unknown defendants in the Plaintiffs, as co-tenants with undivided fractional interests, as set forth hereinabove and that named defendants Camp Waxahatchee and The King's Ranch and Hannah Home, Inc. are adjudged to have no right, title or interest whatsoever in the Property. Any instrument of record in the Office of the Judge of Probate of Shelby County Alabama predating this Order that holds otherwise is hereby rendered ineffective given this Court's finding of adverse possession in favor of Plaintiffs. Full, complete and exclusive possession and title to the Property is hereby vested in Plaintiffs.

All claims in this matter having now been resolved, this case is found to be finally adjudicated. Thus, this case is dismissed with prejudice and costs are taxed as paid.

Done this 30 day of November, 2009.


Circuit Court Judge

Stipulated and agreed to by:

/s/ Michael T. Atchison
Michael T. Atchison


/s/ Kathy Long Skipper
Kathy Long Skipper
Attorneys for Plaintiffs
Larry R. Skipper, Kathy Long Skipper,
and Donald Wayne Skipper

/s/ Frank C. Galloway III
Frank C. Galloway III
Attorney for Defendants
Camp Waxahatchee and The King's
Ranch and Hannah Home, Inc.

Certified a true and correct copy

Date: 9-19-11

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Mary H. Harris, Circuit Clerk
Shelby County, Alabama