



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC.,)

Plaintiff,)

v.)

TIA M. EDWARDS, MORRIS R. EDWARDS,)
KARLA S. LONG, JEFFREY M. LONG,)
BRETT'S PAWN AND JEWELRY, INC.,)
WEATHERLY RESIDENTIAL ASSOCIATION,)
INC.,)

Defendants.)

CIVIL ACTION NO. 10-900830



20120503000153820 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/03/2012 11:46:38 AM FILED/CERT

ORDER

This matter comes before this Court on Mortgage Electronic Registration Systems, Inc. as nominee for Novastar Mortgage, Inc. and its Successors and Assigns' Motion for Default Judgment, and Defendants Tia M. Edwards and Brett's Pawn and Jewelry, Inc. having been served on or about September 29, 2010, but failing to appear or otherwise defend this action, Defendants Jeffrey M. Long and Karla S. Long having been served on or about October 18, 2010 but failing to appear or otherwise defend this action, Defendant Weatherly Residential Association, Inc. having been served on or about December 2, 2010, but failing to appear or otherwise defend this action, and Defendant Morris Edwards having been served on or about August 3, 2011, but failing to appear or otherwise defend this action, this Court **ORDERS, ADJUDGES, and DECREES** as follows:

i. That Plaintiff having filed a Complaint for Declaratory Judgment concerning a piece of property which has an address of 109 Tintern Abbey, Alabaster, Alabama 35007, and more particularly described as:

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20120503000153820 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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LOT 29, ACCORDING TO THE SURVEY OF WEATHERLY,
GLENN ABBEY, SECTOR 12, AS RECORDED IN MAP BOOK
18, PAGE 128, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

(the "Property"), and this Court having considered same, and after determining that there exists
no reason for delay, this Court determines that Plaintiff is entitled to judgment by default.
Plaintiff's Motion for Default Judgment is hereby **GRANTED**.

ii. That on or about May 9th, 2005, Karla S. Long, as attorney-in-fact of
Jeffrey M. Long was vested with the requisite power-of-attorney to execute real estate
transactions on behalf of her husband Jeffrey M. Long in order to transfer title in the Property to
the Defendants Tia M. Edwards and Morris Edwards; and

iii. Accordingly, this Court states that the Mortgage given by Defendants Tia
M. Edwards and Morris Edwards to MERS in the amount of \$211,500.00 (which Mortgage was
recorded on or about May 27th, 2005, as instrument number 20050527000258110 in the Shelby
County Probate Office and was amended and supplemented by a Loan Modification Agreement
on or about February 25, 2008 (which Loan Modification was recorded on or about November
30, 2009, as instrument number 20091130000440310 in the Shelby County Probate Office)
remains a valid Mortgage against the Property; and

iv. Declaring that Plaintiff is entitled to enforce any and all of its right, title
and available remedies with respect to Plaintiff's interest in the Property, including, but not
limited to, foreclosure; and

v. That Plaintiff maintains a secured interest in the real property in question
and that said mortgage remains a valid first position lien against the property, superior and prior
to the Brett Judgment and the Weatherly Liens.

Costs of court are taxed as paid.

Done this 16th day of April, 2012.

~~Certified a true and correct copy~~

Date: 05-03-12

DOC#SHIM1011971

Mary H. Harris, Circuit Clerk

Shelby County, Alabama

RAS

*Hut Harrington
Circuit Judge*

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