

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

HABSHEY FAMILY LIMITED PARTNERSHIP,
PLAINTIFF

vs.

CASE NO. CV-2007-000177

ANNIE B. RADFORD; the heirs at Law
and next of kin of ANNIE B. RADFORD;
EDDIE ROSE PASCAL; the Heirs at law
and next of kin of EDDIE ROSE PASCAL;
FIRST FAMILY FINANCIAL SERVICES, INC.,
A/K/A CITIFINANCIAL, AND ALL UNKNOWN
PARTIES A, B & C, AND THE FOLLOWING
DESCRIBED PROPERTY, TO-WIT:
A parcel of land situated in Section
15, Township 20 South, Range 3 West,
Shelby County, Alabama, described as
follows: Commence at the intersection
of the South right of way of an alley
and the West right of way of State
Highway #261; thence run West along
said alley right of way a distance of
349.49 feet (355.09 feet measured) to
the point of beginning; thence continue
Westerly along last course a distance of
40.00 feet; thence turn left 90 degrees
27 minutes 02 seconds and run Southerly
270 feet (249.55 feet measured) to a point
on the North bank of Buck Creek; thence
turn left 78 degrees 41 minutes 55 seconds
and run Southeasterly along the North side
of said creek 40 feet (40.79 feet measured);
thence turn left 101 degrees 18 minutes 05
seconds and run Northerly 257.71 (257.23 feet
measured) to the point of beginning.
According to the survey of Rodney Y. Shiflett,
RLS #21784, dated June 18, 2002.
SITUATED IN SHELBY COUNTY, ALABAMA,
DEFENDANTS

"SCANNED" *And*
RECEIVED AND FILED
MARY H. HARRIS
NOV 26 2007
CIRCUIT & DISTRICT
COURT CLERK
SHELBY CO.

O R D E R

1. Plaintiff, Habshey Family Limited Partnership, is a
limited partnership, whose limited partner is Joseph Habshey, and
whose address is 3807 Helena Road, Helena, AL 35080. Plaintiff
files its verified complaint in personam and in rem under the
provisions of Title 6-6-560, Code of Alabama, 1975, as amended, et

seq. against the persons herein made Defendants and the lands herein described.

2. Defendant, Annie B. Radford, failed to file an answer.


3. Defendant, Eddie Rose Pascal, failed to file an answer.

4. Defendant, First Family Financial Services, Inc. a/k/a Citifinancial, an incorporation, whose address is 3594 Pelham Parkway, Suite 102, Pelham, Alabama 35124, was dismissed per order issued May 1, 2007.

5. Jeff Pino was appointed as Guardian Ad Litem in this matter, per order issued April 30, 2007, and was present at the hearing of testimony.

6. Testimony in the above styled case was taken Ore Tenus on November 7, 2007. At issue was the establishment of the title of Plaintiff. Based on evidence admitted at trial, it was determined that Habshey Family Limited Partnership had changed its name to Yelah Limited Partnership. Upon consideration of the documentary evidence and the testimony considered, it is the conclusion and order of this court that Yelah Limited Partnership, successor in interest to the Plaintiff, Habshey Family Limited Partnership, a limited partnership, is the owner of the above described in fee simple, proving superior title to any and all above named defendants. The above considered, title is hereby quieted in Yelah Limited Partnership, a limited partnership, and all other claims and interests are hereby terminated in and to the following described property, to-wit:

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:


20121221000487780 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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Commence at the intersection of the South right of way of an alley and the West right of way of State Highway #261; thence run West along said alley right of way a distance of 349.49 feet (355.09 feet measured) to the point of beginning; thence continue Westerly along last course a distance of 40.00 feet; thence turn left 90 degrees 27 minutes 02 seconds and run Southerly 270 feet (249.55 feet measured) to a point on the North bank of Buck Creek; thence turn left 78 degrees 41 minutes 55 seconds and run Southeasterly along the North side of said creek 40 feet (40.79 feet measured); thence turn left 101 degrees 18 minutes 05 seconds and run Northerly 257.71 (257.23 feet measured) to the point of beginning.

According to the survey of Rodney Y. Shiflett, RLS #21784, dated June 18, 2002.

7. Jeff Pino is hereby awarded a fee of \$ 1000⁰⁰ for serving as Guardian Ad Litem in this proceeding.

8. Costs of Court are taxed as paid.

Done this the 14th day of November, 2007.

H. L. Conwill
H. L. Conwill, Circuit Judge

Certified a true and correct copy
Date: 12/21/12

Mary H. Harris
Mary H. Harris, Circuit Clerk
Shelby County, Alabama



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Shelby Cnty Judge of Probate, AL
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