



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

COMPASS BANK, AN ALABAMA
 BANKING CORP.,
 Plaintiff,

V.

WATERFORD HOMEOWNER'S
 ASSOCIATION, INC.,
 WATERFORD HOMEOWNERS
 ASSOCIATION, INC.,
 Defendants.

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) Case No.: CV-2012-900185.00

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 Shelby Cnty Judge of Probate, AL
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CONSENT JUDGMENT AS TO LIABILITY

This matter came before the Court upon the Joint Motion for Entry of Consent Judgment (the "Joint Motion"), filed by the plaintiff Compass Bank, an Alabama banking corporation ("Compass Bank"), and the defendant Waterford Homeowner's Association, Inc., an Alabama corporation (the "Defendant"). Having considered the Joint Motion, the representations of counsel and the express consent of the Defendant, it is hereby

ORDERED, ADJUDGED and DECREED as follows:

1. That a judgment in favor of Compass Bank is entered against the Defendant, upon which execution of levy, in the amount of \$727,424.63, which amount is comprised of (i) principal in the amount of \$525,153.06, (ii) accrued and unpaid interest through February 25, 2014 in the amount of \$92,771.42, (iii) late charges in the amount of \$7,124.10, (iv) appraisal and survey fees in the amount of \$7,510.00, and (v) attorneys' fees and costs of collection in the amount of \$94,866.05. Interest will continue to accrue at the contract's annual rate of 6.69% until the entire judgment amount is satisfied; and

2. That because the Defendant has expressly consented to this Consent Judgment, the general rule that consent judgments are not reviewable on appeal, as observed and articulated by the Alabama Supreme Court in *Jetton v. Jetton*, 502 So. 2nd 756, 759 (Ala. 1987), is applicable to this Consent Judgment.


DONE this 27th day of March, 2014.

/s/ WILLIAM H. BOSTICK, III

 CIRCUIT JUDGE

Certified a true and correct copy

Date: 04.08.14


 Mary H. Harris, Circuit Clerk
 Shelby County, Alabama