



IN THE CIRCUIT COURT OF SHELBY COUNTY,

Debbie Jean Bass,
An Individual,

Estate of Rodger D. Bass,
By and through its Representative,
Debbie Jean Bass,
An Individual,

Plaintiffs,

v.

The Estate of David B. Roberson,
Deceased; the Estate of Cecile (AKA Cile)
Roberson, deceased;
and Fictitious Parties "A," "B," "C,"
"D," and "E,"
who are unknown to me at this time but
shall be added by Amendment when
ascertained and who may claim
some interest in the real property,
which is the subject of this action,
and in rem against the subject
property,

Defendants.



20140728000229660 1/4 \$23.00
 Shelby Cnty Judge of Probate, AL
 07/28/2014 09:41:39 AM FILED/CERT

CIVIL ACTION NO.: 58-CV-2014-900092

JUDGMENT

This action came on to be heard before the Court, and was submitted for judgment upon consideration of the verified Complaint, prior orders prescribing and directing notice to the Defendants and appointment of guardian ad litem, proof of publication of notice of pendency of this proceeding and default judgment against the Defendant. Upon the foregoing, the Court finds as follows:

1. The Plaintiffs, *Debbie Jean Bass*, individually, and *the Estate of Rodger D. Bass*, by and through its Representative, *Debbie Jean Bass*, an individual, by virtue of Tax Sale deed, executed by the City of Alabaster, Alabama on July 12, 1999, with adequate consideration, the Estate of Rodger D. Bass is claimant to title in fee simple of the real property more particularly described:

Parcel ID #58/23/01/02/3/001/060.000 described as PROPERTY LN MAP SILURIA MILLS LOT 69 BK 5 PG 10 SEC02 T 21S R3W DEED DIM 112.62 X 120.43 DB 240 p 239 01/18/1966 BEAT 7 being situated in said County and State.

Legal more particularly described as:

Lot No. 69, as shown on a map entitled Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the north right of way line of 3rd Avenue East and the east right of way line of the Louisville & Nashville Railroad, said right of way lines as shown on the Map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of Louisville & Nashville Railroad and along the arc of a curve to the right having a radius of 1860.08 feet for 118.02 feet to the point of beginning; thence 94 degrees, 37 minutes, 14 seconds right, as measured from chord of aforementioned curve and run northeasterly for 119.78 feet; thence 34 degrees, 03 minutes, 54 seconds left and run northeasterly for 108.98 feet; thence 119 degrees, 40 minutes, 25 seconds left and run northwesterly for 102.79 feet; thence 21 degrees, 22 minutes, 49 seconds left and run northwesterly for 120.43 feet to the easterly right of way line of Louisville & Nashville Railroad; thence southwesterly along said right of way line of Louisville & Nashville Railroad and along the arc of a curve to the left having a radius of 1860.08 feet for 112.62 feet to the point of beginning.

(hereinafter referred to as "Property");

2. The Plaintiffs' complaint was duly verified and was filed against said lands and against any and all persons claiming any title to, interest in, lien or encumbrance on said land or any part thereof, and was to establish the right or title to such lands or interest, and to clear up all doubts or disputes concerning the same, and that said complaint did in all respects comply with the provisions of Ala. Code § 6-6-561;

3. That service of process was had in strict compliance with the provisions of Ala. Code § 6-6-561 and Rule 4.3, Ala. R. Civ. P., and the court finds as a fact that Plaintiffs exercised diligence to ascertain all of the facts in regard to names of proper parties defendant ;
4. That notice of the pendency of said Complaint was issued by the Court and published once a week for four (4) consecutive weeks in the Shelby County Reporter, a newspaper having general circulation and published in Shelby County, Alabama, and more than thirty (30) days have passed since the last publication of said notice;
5. No other person has answered or intervened in this matter;
6. That all the allegations in the complaint are true;
7. That Plaintiffs name in the complaint all Defendants known to them, after the exercise of due diligence.

It is therefore ORDERED, ADJUDGED, and DECREED:

1. That the right, title, interest and ownership of the Plaintiffs in and to the Property is hereby established and forever quieted in rem and against the Property described above;
2. That the Clerk of this Court shall certify copies of the judgment and record the same in the office of the Judge of Probate of Shelby County, Alabama, and the same shall be indexed in the same books and in the same manner in which deeds are recorded and said judgment shall be indexed in the name of the defendants against whom this relief is granted in the direct index and in the name of the Plaintiffs in possession of the property in the reverse index;

3. Costs of this action are taxed to the Plaintiffs, to include \$300⁰⁰ fee for Guardian

Ad Litem services provided, to Vicki N. Smith.

DONE AND ORDERED this 21st day of May, 2014:

H. H. H. H.
CIRCUIT JUDGE

Certified a true and correct copy

Date: 07.28.14

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

