



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

**MERCURY FUNDING, LLC**

**Plaintiff,**

**v.**

**EDWARDS SPECIALTIES, INC.; RBC REAL  
 ESTATE FINANCE, INC.; R. P. BRADLEY  
 CONSTRUCTION, INC.; AND SAILA  
 CONSTRUCTION, LLC n/k/a OLD SC, LLC.**

**Defendants.**

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 Shelby Cnty Judge of Probate, AL  
 08/14/2014 03:13:55 PM FILED/CERT

**CV-2012-900890**

**ORDER FOR POSSESSION AND QUIETING TITLE  
 AGAINST EDWARDS SPECIALTIES, INC.**

This matter came before the Court upon the Application and Affidavit for Entry of Default filed by Mercury Funding, LLC ("Mercury Funding"). Mercury Funding requests this Court to enter an Order for Possession and Quieting Title as to defendant Edwards Specialties, Inc. ("Defendant") with respect to property described as:

**Tract 1**

A parcel of land situated in the Southwest ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 34, thence South 01 degrees 38 minutes 41 seconds East along the Section line, a distance of 390.00' to the POINT OF BEGINNING; Thence South 71 degrees 29 minutes 15 seconds East, a distance of 966.90'; thence North 89 degrees 50 minutes 17 seconds East, a distance of 20.94'; thence South 04 degrees 36 minutes 08 seconds East, a distance of 239.05'; thence South 83 degrees 49 minutes 28 seconds West, a distance of 74.96'; thence South 05 degrees 36 minutes 09 seconds East, a distance of 183.89'; thence North 84 degrees 21 minutes 05 seconds East, a distance of 337.72'; thence South 03 degrees 52 minutes 04 seconds West, a distance of 132.65'; thence South 89 degrees 56 minutes 06 seconds East, a distance of 184.33'; thence South 39 degrees 20 minutes 51 seconds East, a distance of 133.00'; thence South 40 degrees 31 minutes 05 seconds East, a distance of 87.00'; thence South 12 degrees 01 minutes 55 seconds West, a distance of 207.00' to a point on the North right of way of Shelby County Highway No. 44; thence along said right of way



South 81 degrees 24 minutes 21 seconds West, a distance of 474.33'; thence South 82 degrees 19 minutes 21 seconds West, a distance of 763.76' to a point of curve to the right having a radius 2904.79' and a central angle of 04 degrees 38 minutes 18 seconds; thence Westerly along the arc a distance of 235.15' to the intersection of said right of way and the West line of Section 34; thence North 02 degrees 45 minutes 19 seconds West, along West Section line a distance of 480.69'; thence North 01 degrees 38 minutes 44 seconds West, a distance of 922.17' to the POINT OF BEGINNING.

LESS AND EXCEPT Stoney Meadows Subdivision Phase I as recorded in Map Book 36, Page 107 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**Tract 2**

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 degrees 58 minutes 19 seconds West, a distance of 1,327.44 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence South 01 degrees 38 minutes 41 seconds East, a distance of 390.00 feet; thence South 71 degrees 29 minutes 15 seconds East a distance of 966.90 feet; thence North 89 degrees 57 minutes 00 seconds East, a distance of 128.73 feet; thence North 00 degrees 03 minutes 59 seconds West a distance of 217.97 feet; thence North 89 degrees 56 minutes 56 seconds East a distance of 415.51 feet; thence North 01 degrees 45 minutes 29 seconds West, a distance of 275.82 feet to the Southerly right of way of Arrowhead Drive; thence North 03 degrees 52 minutes 25 seconds West, a distance of 48.61 feet to the Northerly right of way of Arrowhead Drive; thence North 01 degrees 02 minutes 09 seconds West and leaving said right of way, a distance of 153.52 feet; thence North 89 degrees 58 minutes 19 seconds West, a distance of 130.09 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

**Tract 3**

Lot 10, according to the Survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**Tract 4**

Lot 11, according to the Survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

(the "Property").

The Court finds that Defendant was properly served with the Complaint, that it has been more than 30 days since the Defendant was served, and that the Defendant failed to answer the Complaint. Based on the foregoing and the pleadings of record, it is hereby **ORDERED, ADJUDGED, and DECREED:**

1. In relation to Defendant, Mercury Funding is the owner in fee simple of the Property and entitled to the immediate and exclusive possession of the Property from Defendant;
2. All title or interest in the Property claimed by Defendant is hereby QUIETED in favor of Mercury Funding;
3. This case is to remain pending as to the remaining defendants.
4. The costs of these proceedings shall be taxed as paid.

DATED this the 26<sup>th</sup> day of July, 2013.

*H. Mail*

CIRCUIT COURT JUDGE

Certified a true and correct copy

Date: 07.29.14

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





6/26/2013 3:24 PM  
58-CV-2012-900890.00

CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

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

MERCURY FUNDING, LLC,	)	
	Plaintiff, )	
	)	
V.	)	Case No.: CV-2012-900890.00
	)	
EDWARDS SPECIALTIES, INC.,	)	
RBC REAL ESTATE FINANCE, INC.,	)	
R P BRADLEY CONSTRUCTION INC,	)	
SAHA CONSTRUCTION, LLC ET AL,	)	
	Defendants. )	


**ORDER FOR POSSESSION AND  
QUIETING TITLE AGAINST R. P. BRADLEY CONSTRUCTION, INC.**

This matter came before the Court upon the Application and Affidavit for Entry of Default filed by Mercury Funding, LLC (Mercury Funding). Mercury Funding requests this Court to enter an Order for Possession and Quieting Title as to defendant R. P. Bradley Construction, Inc. (Defendant) with respect to property described as:

**Tract 1**

A parcel of land situated in the Southwest of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest of the Southwest of Section 34, thence South 01 degrees 38 minutes 41 seconds East along the Section line, a distance of 390.00 to the POINT OF BEGINNING; Thence South 71 degrees 29 minutes 15 seconds East, a distance of 966.90; thence North 89 degrees 50 minutes 17 seconds East, a distance of 20.94; thence South 04 degrees 36 minutes 08 seconds East, a distance of 239.05; thence South 83 degrees 49 minutes 28 seconds West, a distance of 74.96; thence South 05 degrees 36 minutes 09 seconds East, a distance of 183.89; thence North 84 degrees 21 minutes 05 seconds East, a distance of 337.72; thence South 03 degrees 52 minutes 04 seconds West, a distance of 132.65; thence South 89 degrees 56 minutes 06 seconds East, a distance of 184.33; thence South 39 degrees 20 minutes 51 seconds East, a distance of 133.00; thence South 40 degrees 31 minutes 05 seconds East, a distance of 87.00; thence South 12 degrees 01 minutes 55 seconds West, a distance of 207.00 to a point on the North right of way of Shelby County Highway No. 44; thence along said right of way South 81 degrees 24 minutes 21 seconds West, a distance of 474.33; thence South 82 degrees 19 minutes 21 seconds West, a distance of 763.76 to a point of curve to the right having a radius 2904.79 and a central angle of 04 degrees 38 minutes 18 seconds; thence Westerly along the arc a distance of 235.15 to the intersection of said right of way and the West line of Section 34; thence North 02 degrees 45

  
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Lot 11, according to the Survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106, in the Probate Office of Shelby County, Alabama.

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(the Property).

The Court finds that Defendant was properly served with the Complaint, that it has been more than 30 days since the Defendant was served, and that the Defendant failed to answer the Complaint. Based on the foregoing and the pleadings of record, it is hereby **ORDERED, ADJUDGED, and DECREED:**

1. In relation to Defendant, Mercury Funding is the owner in fee simple of the Property and entitled to the immediate and exclusive possession of the Property from Defendant;
2. All title or interest in the Property claimed by Defendant is hereby QUIETED in favor of Mercury Funding;
3. This case is to remain pending as to the remaining defendants.
4. The costs of these proceedings shall be taxed as paid.

DONE this 26<sup>th</sup> day of June, 2013.



CIRCUIT JUDGE

Certified a true and correct copy

Date: 07-29-14

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



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