



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

**WESTERN REI, LLC,**

**Plaintiff,**

**v.**

**JACQUELINE BREWER, and her heirs  
 or devisees, if deceased; et al.,**

**Defendants.**



20150113000012650 1/2 \$17.00  
 Shelby Cnty Judge of Probate, AL  
 01/13/2015 09:37:00 AM FILED/CERT

**CASE NO. CV-2014-900421**

**ORDER GRANTING MOTION FOR SUMMARY JUDGMENT**

Plaintiff, Western REI, LLC, having moved the Court pursuant to Rule 56, Ala. R. Civ. P., for a summary judgment in its favor on the complaint, and it appearing to the Court that there is no genuine issue as to any material fact and that the Plaintiff is entitled to a judgment as a matter of law, it is

ORDERED AND ADJUDGED that summary judgment is granted hereby in favor of Plaintiff against Defendants as follows:

1. Publication of the pendency of this action was made in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, on September 17, September 24, October 1, and October 8, 2014, calling upon Defendants and all persons claiming title to, interest in, or lien or encumbrance upon the lands described in the complaint and notice, or any portion thereof, to plead, answer or otherwise defend on or before the 7th day of November, 2014. More than sixty days has elapsed from the date of the first publication of said notice.

2. The Court finding that the Complaint filed in this action complies in all respects with the requirements of Ala. Code §§ 6-6-560 and -561, and the evidence satisfies the special requirements of Ala. Code § 40-10-82, providing for a three year statute of limitations for tax

titles, it is the opinion of the Court that the Plaintiff is entitled to the *in rem* relief prayed for in the Complaint.

3. The right, title, interest and ownership of the Plaintiff in and to the property is hereby established and forever quieted *in rem* and against the Defendants, and the property is more particularly described as:

Lots 6 and 7, Block 7, of Jewel Heights, a map of which is recorded in Map Book 3, page 23, in the Probate Office of Shelby County, Alabama.

4. The clerk of this Court shall certify copies of this 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 Teresa Majors, Teddy T. Grubbs, Martha Leemhuis, and P. W. Grubbs against whom this relief is granted in the direct index and in the name of the Plaintiff in possession of the property, Western REI, LLC, in the reverse index.

5. The guardian ad litem, Vicki N. Smith, is awarded the sum of \$500.00 as a fee for her services rendered in this action.

6. Costs of this action are taxed to the Plaintiff.

7. This is a final judgment in this action. All other requests for relief against any party not already disposed of are hereby denied.

This the 8<sup>th</sup> day of January, 2015.



Hewitt L. Conwill  
Circuit Judge



20150113000012650 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
01/13/2015 09:37:00 AM FILED/CERT

Certified a true and correct copy  
Filed 1-13-15  
mpugh H. Harris *phs*  
Clerk of Court, Circuit Clerk  
Shelby County, Alabama