


Alberta Riggins
Janelle Cleckley
Pura Riggins, III
Payton J. Riggins
Stephanie Cleckley
Puretta Riggins
Janine Cleckley
Olivia Riggins Milot
Denise Riggins Wakefield
Judy Riggins Edmund
Linda Riggins Brooks
Rena Riggins
Odel Thomas

Arnola Smith
Edward Smith
Mary Riggins Jones
Jimmy Roy Riggins
Doris Jones
Velma Jones
Joe Jones
Surlean Darby
Billie Riggins
Donald Riggins
Cindy Riggins
Sylvia Riggins Benson
Gwendolyn Riggins
Ruthers Riggins, Jr.
Anthony Riggins
Reginald Riggins
Cassandra Riggins
Donetta Cleckley
Xavier Riggins
Cynthia Knight
Tommy L. Milton
Frank Jones
Tracey Little
Marcella Brown Riggins
Unknown Claimants as to Parcel #2
Unknown Claimants as to Parcel #3
Don Armstrong, as Tax Commissioner


20160112000011740 2/7 \$68.00
Shelby Cnty Judge of Probate, AL
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AND it appearing to the Court that on, to-wit, the 17th day of November, 2015, this Court heard the allegations of the Complaint for Condemnation, and all legal evidence offered by the parties touching same, and did thereafter make an order granting said Complaint, and did also appoint Jim Strickland, Jeff Murphy and Tammy Brush, three citizens of Shelby County, Alabama, in which county the lands sought to be condemned are situated, possessing the qualifications of jurors and who are disinterested, to assess the damages and compensation to which the owners of the land described in the Complaint, are entitled;

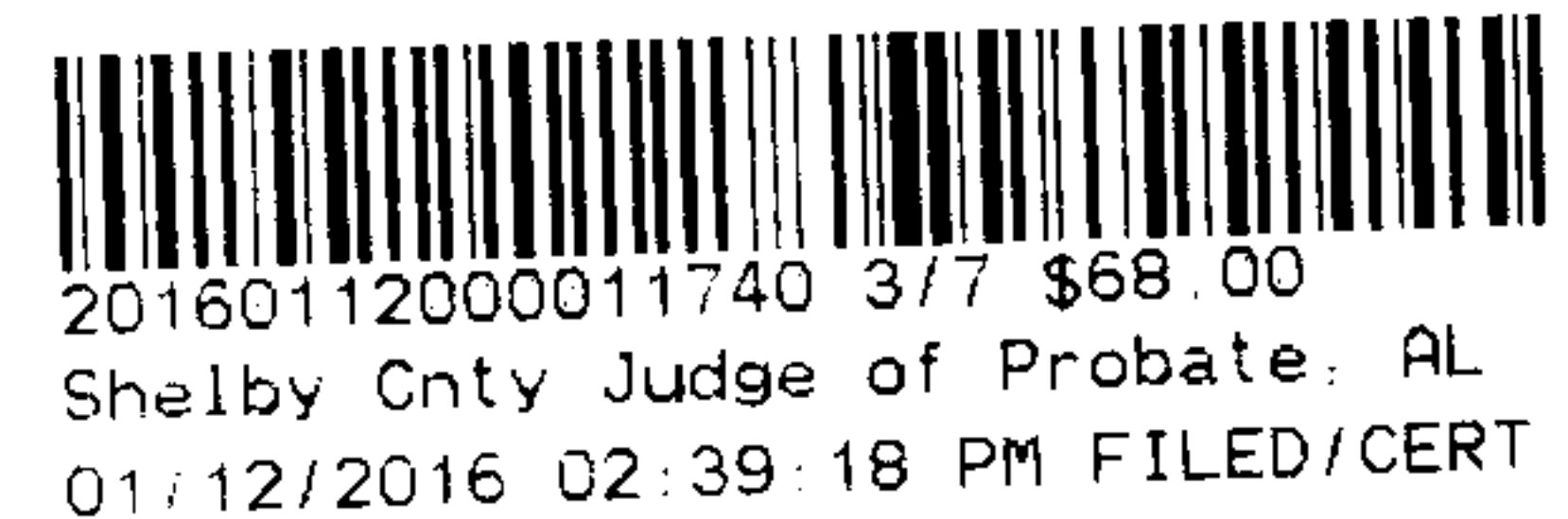
AND it further appearing to the Court that notice of the appointment of such Commissioners was issued to them and that said Commissioners, before entering upon the discharge of their duties, were sworn as jurors are sworn, and that they did thereafter receive all

legal evidence offered by the parties touching the amount of damages the owners of, or the owners of an interest in, said lands will sustain and the amount of compensation they are entitled to receive;

AND it further appearing to this Court that said Commissioners did, on the 9th day of December, 2015, make their report in writing to this Court, stating the amount of damages and compensation ascertained and assessed by them for the owners of, or the owners of an interest in, the lands described as Parcels #2 and #3 in said Complaint (copies of which are attached hereto and incorporated by reference herein), as follows:

To the owners of Parcel #2, the sum of \$2,500.00

To the owners of Parcel #3, the sum of \$5,000.00



AND it further appearing to the Court that said Commissioners did also file a certificate that none of them had ever been consulted, advised with, or approached by any person in reference to the value of the lands or the proceedings to condemn the same prior to the assessment of damages, and that they knew nothing of the same prior to their appointment;

It is, therefore, ORDERED, ADJUDGED and DECREED by the Court that the said Report of Commissioners be, and the same hereby is, ordered to be recorded, together with the Complaint and the orders and decrees made in this cause.

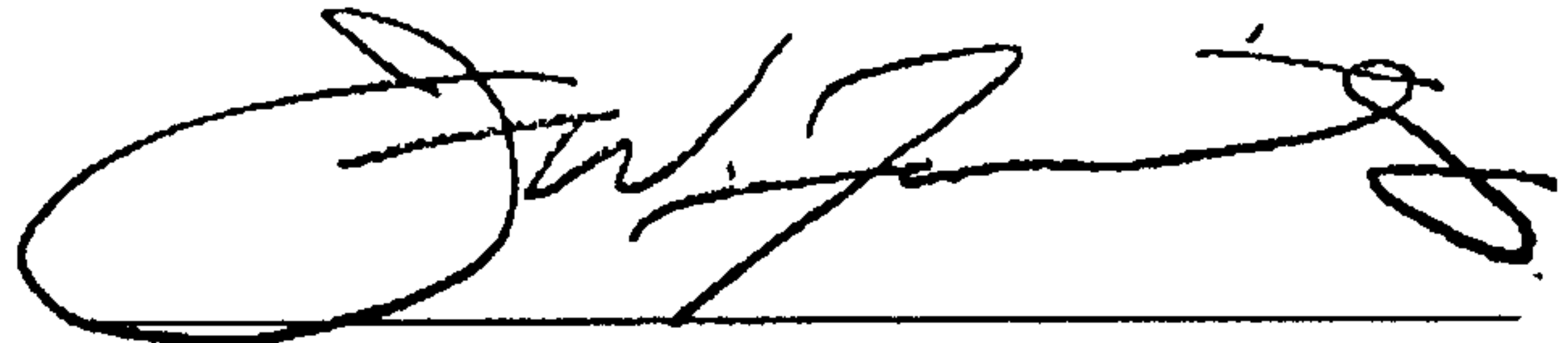
It is further ORDERED, ADJUDGED and DECREED by the Court that the rights, interests, ways and rights-of-way sought to be condemned in the Complaint for Condemnation, namely, a perpetual right to flood, cover and surround with water from time to time (at such times as Plaintiff shall deem necessary or desirable) those portions of defendants' lands, as described in Parcels #2 and #3 attached hereto, which would either be covered with, or which either alone or together with other lands would be entirely surrounded by, waters of the Coosa

River or its tributaries should such river or its tributaries be raised and backed up to that certain elevation of 409 feet as based on the National Geodetic Vertical Datum of 1929; together with the right to prevent defendants, their successors and assigns, from constructing or installing improvements, unless expressly authorized and permitted by Plaintiff, on that portion or portions of defendants' lands, as described in Parcels #2 and #3 attached hereto, which would be covered or flooded by the waters of the Coosa River or its tributaries upon exercise by plaintiff of its perpetual easement and right to flood as herein condemned. be and the same hereby are CONDEMNED, GRANTED and AWARDED to said plaintiff, Alabama Power Company, with the rights and for the uses and purposes set forth in the Complaint for Condemnation, and that all rights, title, and interests prayed for in said Complaint for Condemnation, be, and the same hereby are, divested out of said defendants, the owners of, or the owners of an interest in, the land described as Parcels #2 and #3 in the Complaint for Condemnation, and vested in the plaintiff, such condemnation to be effective upon the payment into Court of the damages and compensation so assessed and reported by said Commissioners.

It is further ORDERED that a copy of this Order be forthwith sent, by United States first-class mail, to all parties for whom addresses have been provided to the Court, or their attorneys of record, and to the Guardians ad Litem, and that all parties are hereby given notice of their right to appeal, pursuant to section 18-1A-283, Code of Alabama, from this Order to the Circuit Court, within thirty (30) days of the date hereof, by filing with the Probate Court of Shelby County a written notice of appeal to the Circuit Court of Shelby County, and by serving a copy to the adverse party or attorney of record therefor.

It is ORDERED, ADJUDGED and DECREED by the Court that plaintiff, Alabama Power Company, pay all court costs incurred in this cause, including the fees and expenses of the guardians ad litem appointed herein by the Court.

DONE in open court this 11th day of December, 2015.



JUDGE OF THE PROBATE COURT OF
SHELBY COUNTY, ALABAMA

cc: James A. Bradford, Esq.
P. Shawn Rumsey, Esq.
Alberta Riggins
Denise Riggins Wakefield
Linda Riggins Brooks
Jimmy Roy Riggins
Doris Jones
Velma Jones
Surlean Darby
Billie Riggins
Cindy Riggins
Sylvia Riggins Benson
Cynthia Knight
Don Armstrong, as Tax Commissioner

ENTERED AND FILED

DEC 11 2015

KIMBERLY MELTON CHIEF CLERK
PROBATE COURT
SHELBY COUNTY ALABAMA




20160112000011740 5/7 \$68.00
Shelby Cnty Judge of Probate, AL
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Parcel #2

A parcel of land situated in Fractional Section 18, Fractional Township 19 South, Range 3 East, all in Shelby County, Alabama, being further described as:

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter, Fractional Section 18, Fractional Township 19 South, Range 3 East, Shelby County, Alabama, as described in that certain instrument as recorded in Deed Book 328, Page 503, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

The said Ruthers Riggins, Jr., Anthony Riggins, Reginald Riggins, Cassandra Riggins, and Unknown Heirs or devisees of Ruthers Riggins, deceased, and Don Armstrong, as Tax Commissioner, are the owners of, or owners of an interest in, the land described above.


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Parcel #3


A parcel of land situated in Fractional Section 18, Fractional Township 19 South, Range 3 East, all in Shelby County, Alabama, being further described as:

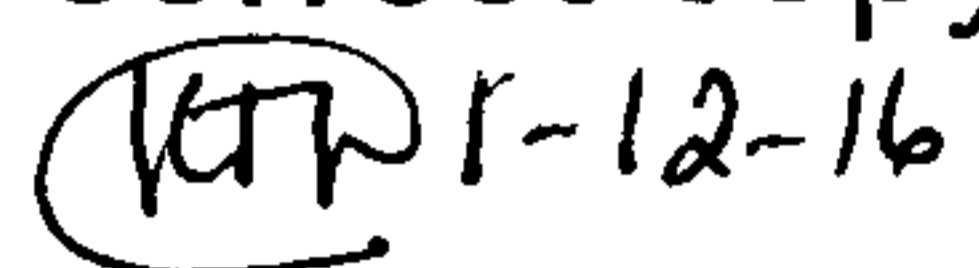
Fifteen (15) acres on the North side of the South Half of the Northwest Quarter of the Southeast Quarter, Fractional Section 18, Fractional Township 19 South, Range 3 East; also, all of Fraction in the Northeast Quarter of the Southeast Quarter, Fractional Section 18, Fractional Township 19 South, Range 3 East, lying North and West of land deed to Robert T. Kidd, on the South side; also, two (2) acres, more or less, in the Southwest corner of the Southeast Quarter of the Northeast Quarter, Fractional Section 18, Fractional Township 19 South, Range 3 East; all situated in Shelby County, Alabama, as described in that certain instrument as recorded in Deed Book 120, Page 249 and also Instrument 20070911000425520, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

The said Alberta Riggins, Pura Riggins, III, Payton J. Riggins, Donetta Cleckley, Stephanie Cleckley, Janelle Cleckley, Poretta Riggins, Olivia Riggins Milot, Denise Riggins Wakefield, Judy Riggins Edmunds, Tommy L. Milton, Cynthia Knight, Linda Riggins Brooks, Rena Riggins, Xavier Riggins, Janine Cleckley, Odel Thomas, Arnola Smith, Edward Smith, Mary Riggins Jones, Jimmy Roy Riggins, Doris Jones, Velma Jones, Surlean Darby, Joe Jones, Tracey Little, Frank Jones, Billie Riggins, Donald Riggins, Marcella Brown Riggins, Cindy Riggins, Sylvia Riggins Benson, Gwendolyn Riggins, Unknown Heirs of Pura Riggins, Sr., deceased, and Don Armstrong, as Tax Commissioner, are the owners of, or owners of an interest in, the land described above.



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I certify this to be a true and
correct copy 

 1-12-16 Probate Judge
7 pages Shelby County