



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

LARRY RAY SKIPPER and
ELLEN D. SKIPPER,
PLAINTIFF

vs.

CASE NO. CV-2015-900376

THE HEIRS AT LAW AND
NEXT OF KIN OF JAMES M. ROWE, JR.,
DECEASED, AND ALL UNKNOWN
PARTIES A, B & C, AND THE FOLLOWING
DESCRIBED PROPERTY, TO-WIT:
Starting at the NE corner of the SW $\frac{1}{4}$
of NW $\frac{1}{4}$ of Section 11, Township 19,
Range 2 East, and running along the
Old Coosa Valley Road in a Northerly
direction to the NW corner of the
M.A. Jennings lot; thence West to
the NE corner of the W.B. Freeze lot
bought of John B. Davis; thence South
to the starting point.
Containing 5 $\frac{2}{3}$ acres, more or less.
Said real estate being more
particularly described as follows;
Beginning at the point of intersection
of the North line of right of way of
Glover's Ferry Road and West line
of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township
19, Range 2 East; thence North 5
degrees West 448 feet to the East line
of the right of way of Vincent-Pell
City Highway; thence South 80 degrees
East 512 feet; thence South 30 degrees
45 minutes East 464.8 feet to the
North line of Glover's Ferry Road;
thence along said road South 77 degrees
45 minutes East 109 feet to the Old
Coosa Valley Road; thence along said
Old Coosa Valley Road South 42 degrees
30 minutes West 485 feet; thence North
5 degrees West 441 feet, more or less,
to the point of beginning.
SITUATED IN SHELBY COUNTY, ALABAMA,
DEFENDANTS

O R D E R

1. Plaintiff, LARRY RAY SKIPPER is an individual, whose
permanent mailing address is 1120 Highway 231, Vincent, AL 35178.



20160330000102110 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/30/2016 02:46:28 PM FILED/CERT

Plaintiff files its verified complaint in personam and in rem under the provisions of Title 6-6-560, Code of Alabama, 1975, as amended, et seq. against the persons herein made Defendants and the lands herein described.

2. Plaintiff, ELLEN D. SKIPPER is an individual, whose permanent mailing address is 1120 Highway 231, Vincent, AL 35178. Plaintiff files its verified complaint in personam and in rem under the provisions of Title 6-6-560, Code of Alabama, 1975, as amended, et seq. against the persons herein made Defendants and the lands herein described.

3. Defendant, the heirs at law and next of kin of JAMES M. ROWE, JR, deceased, are individuals, whose mailing address is unknown. Said defendant was served by publication, but failed to file an answer.

4. William R. Justice was appointed as Guardian Ad Litem in this matter and has reviewed the filings and other documents in this case. He was able to make contact with the heirs of law and next of kin of James M. Rowe, Jr., as shown by Answer and Report of Guardian Ad Litem, dated January 21, 2016.

5. Testimony in the above styled case was taken Ore Tenus on December 4, 2015. At issue was the establishment of the title of Plaintiff. Upon consideration of the documentary evidence and the testimony considered, it is the conclusion and order of this court that the Plaintiffs, Larry Ray Skipper and Ellen D. Skipper, individuals, are the owners of the above described in fee simple,

proving superior title to any and all above named defendants. The above considered, title is hereby quieted in Larry Ray Skipper and Ellen D. Skipper, individuals, and all other claims and interest are hereby terminated in and to the following described property, to-wit:

Starting at the NE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 19, Range 2 East, and running along the old Coosa Valley Road in a Northerly direction to the NW corner of the M.A. Jennings lot; thence West to the NE corner of the W.B. Freeze lot bought of John B. Davis; thence South to the starting point. Containing 5 $\frac{2}{3}$ acres, more or less. Said real estate being more particularly described as follows; Beginning at the point of intersection of the North line of right of way of Glover's Ferry Road and West line of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 19, Range 2 East; thence North 5 degrees West 448 feet to the East line of the right of way of Vincent-Pell City Highway; thence South 80 degrees East 512 feet; thence South 30 degrees 45 minutes East 464.8 feet to the North line of Glover's Ferry Road; thence along said road South 77 degrees 45 minutes East 109 feet to the Old Coosa Valley Road; thence along said Old Coosa Valley Road South 42 degrees 30 minutes West 485 feet; thence North 5 degrees West 441 feet, more or less, to the point of beginning.

6. William R. Justice is hereby awarded a fee of \$ 750.00 for serving as Guardian Ad Litem in this proceeding.

7. Costs are taxed as paid.

Done this the 29th day of FEBRUARY, 2016.

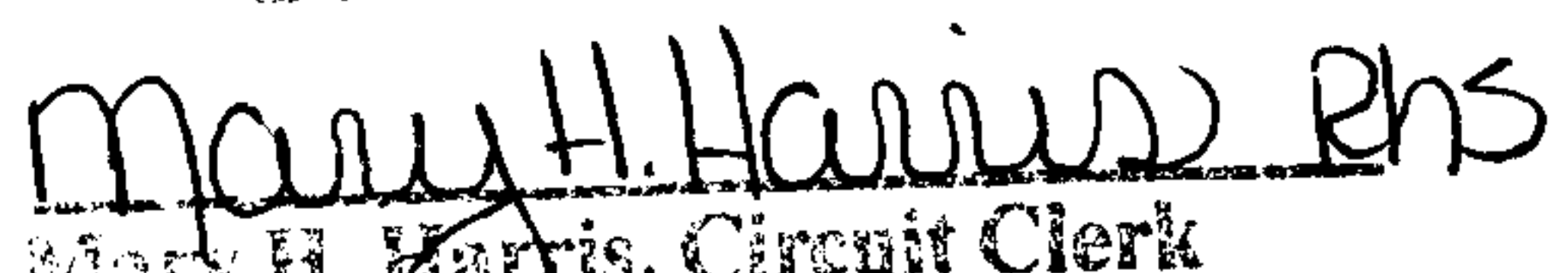

Corey M. Moore, Circuit Judge



20160330000102110 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/30/2016 02:46:28 PM FILED/CERT

Certified a true and correct copy

Date: 03-30-16


Mary H. Harris, Circuit Clerk
Shelby County, Alabama