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58-CV-2016-900967.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

SIGMA INVESTMENT CORP.

Plaintiff,

v.

WMW LAND, LLC

and in rem against

**LOTS 1 AND 2, IN BLOCK "D",
ACCORDING TO THE SURVEY
OF LYMAN'S ADDITION TO
THE TOWN OF MONTEVALLO,
AS RECORDED IN MAP BOOK 3,
PAGE 27, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA;
aka 1010 & 1020 NABORS STREET,
MONTEVALLO, ALABAMA 35115**

Defendants.

CV-2014-900967



20170106000005950 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/06/2017 11:28:05 AM FILED/CERT

AGREED JUDGMENT QUIETING TITLE

This matter came before this Court upon the *Verified Complaint to Quiet Title* filed by Sigma Investment Corporation ("Owner"), seeking an order from this Court adjudicating clear title to certain real property located in Shelby County, Alabama following the issuance of a tax deed to defendant WMW Land, LLC ("Defendant"). Upon agreement of the parties, this Court finds as follows:

That On October 28, 1987, Owner purchased certain real property located at 1010 & 1020 Nabors Street, Montevallo, Alabama 35115 and more particularly described as:

Lots 1 and 2, in Block "D", according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

The Property is designated in the records of Shelby County Property Tax commissioner as parcel number 27 5 21 3 001 007.000 (the "Property").



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That Defendant and its predecessor made tax payments for the Property, resulting in the ultimate issuance of a Tax Deed to Defendant on September 28, 2015 that was recorded on October 1, 2015.

That Owner has since made all required payments to Defendant necessary for the redemption of the Property and that Defendant makes no further demand of Owner with respect to the Property or interest and fees accruing thereon.

That Owner's request to redeem the Property is well-placed as it is the title owner of the Property and has been in continuous, actual possession and occupancy of the Property at all relevant times and has made all required payments to Defendant necessary to redeem full and free, fee-simple title to the Property.

That taxes for the current tax year are fully paid.

That Owner is entitled to return of the overbid of \$40,000.00, which is currently held in the registry of this Court. The Clerk of Court is directed to make payment to "Sigma Investment Corporation, 8 Club View Drive, Birmingham, Alabama 35213."

That finding the foregoing, Owner is entitled to superior, fee-simple title to the Property, free and clear of Defendant's competing claims or liens.

This Court further finds that the tax deed issued to Defendant is hereby declared null and

void and that Owner has good and valid, superior title over any known and unknown claims.

SO DONE AND ORDERED, this 22nd day of December, 2016.

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Circuit Judge