



ELECTRONICALLY FILED
2/9/2016 10:31 AM
58-CV-2006-900104.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

WILLIAM A. CARTER and
EVA B. CARTER,

Plaintiffs

v.

JOHN EDWARD DALE, PAMELA S.
DALE, and BACKHOE RENTAL
SERVICE, INC.,

Defendants.

Civil Action No. CV-2006-900104.00



20170213000052350 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
02/13/2017 12:00:21 PM FILED/CERT

PROPEL FINANCIAL 1, LLC,

Plaintiff in Intervention,

v.

PARCEL OF REAL PROPERTY
SITUATED IN SHELBY COUNTY,
ALABAMA, HAVING A PARCEL
IDENTIFICATION NUMBER OF
58-22-03-07-0-000-006.013, AND MORE
PARTICULARLY DESCRIBED IN
THE PARAGRAPHS BELOW,

AND

THE HEIRS OF JOHN EDWARD
DALE; THE HEIRS OF EVA
CARTER; WILLIAM A. CARTER;
PAMELA S. DALE; BACKHOE
RENTAL SERVICE, INC.; DAMEIN
DALE; AMBER YVONNE DALE;
CAROL OWENS; MICHAEL E. DALE
a/k/a MIKE DALE; and FICTITIOUS
DEFENDANTS A, B, C, and D,
being those persons or entities claiming
an interest in certain real property
located in Shelby County, Alabama
and more particularly described below,

Defendants in Intervention.

Certified a true and correct copy
Date: 2/13/17

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

ORDER FOR POSSESSION AND QUIETING TITLE AGAINST
MICHAEL E. DALE A/K/A MIKE DALE

This matter came before the Court upon the *Application, Affidavit, and Entry of Default* filed by Propel Financial 1, LLC ("Propel") against defendant, Michael E. Dale a/k/a Mike Dale ("M. Dale"). The Court finds that the application is due to be granted. The Court finds that it has been more than 30 days since M. Dale was served, and that M. Dale has failed to answer the Complaint. Based on the foregoing and the pleadings of record, it is hereby **ORDERED, ADJUDGED, and DECREED:**

1. By virtue of a Tax Deed issued by the Probate Judge of Shelby County, Alabama, on October 20, 2011 to Plymouth Park Tax Services, LLC ("Plymouth"), and Plymouth's Quitclaim Deed to Propel on July 16, 2014, Propel is the owner of, and holds title to, the real property described as follows:

SHELBY COUNTY TAX PARCEL: 58-22-03-07-0-000-006.013

LEGAL DESCRIPTION: Commence at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter a distance of 1,031.38' to a point; thence turn 87 degrees 08 minutes 03 seconds left and run Westerly North 89 degrees 48 minutes 48 seconds West a distance of 738.11' to a point; thence run South 02 degrees 39 minutes 43 seconds East a distance of 272.28' to a set one half inch rebar corner and the point of beginning of the property being described; thence run South 02 degrees 40 minutes 06 seconds East a distance of 330.35' to a found rebar corner on the Northerly margin of Highway No. 340; thence run South 81 degrees 28 minutes 09 seconds East along said margin of said Highway a distance of 100.37' to a set steel rebar corner; thence run North 02 degrees 43 minutes 46 seconds West a distance of 330.61' to a set one half inch steel rebar corner; thence run North 81 degrees 34 minutes 35 seconds West a distance of 99.97' to the point of beginning.

(the "Property"). Copies of the Tax Deed and Quitclaim Deed are attached hereto collectively as Exhibit A.

2. Propel shall recover from M. Dale exclusive possession of the Property.

3. Any title or interests claimed by M. Dale in the Property is hereby VESTED and QUIETED in favor of Propel;

4. The claims of M. Dale and all who claim title under M. Dale in and to the Property are without any right;

5. M. Dale has no estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property;

6. M. Dale, and all persons claiming under M. Dale are permanently enjoined from asserting any estate, right of redemption, title, lien, or interest in or to the Property or any part of the Property; and

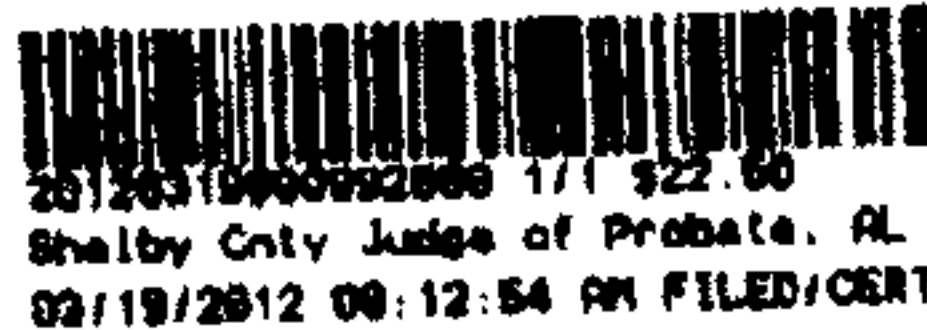
7. The costs of these proceedings be taxed as paid.

DATED this the 9th day of FEBRUARY 2016.


CIRCUIT COURT JUDGE



20170213000052350 3/6 \$30.00
Shelby Cnty Judge of Probate, AL
02/13/2017 12:00:21 PM FILED/CERT



709365

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2011-000617

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 7th day of April, 2008 a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from DALE JOHN EDWARD, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 1st day of May, 2008, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale PLYMOUTH PARK TAX SERVICES LLC, became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, James W. Fuhrmeister, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said PLYMOUTH PARK TAX SERVICES LLC, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said DALE JOHN EDWARD, owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit: parcel ID# 58/22/03/07/0/000/005.013 described as:

MAP NUMBER 22 3 00 0 000	CODE1: 00	CODE2: 00
SUB DIVISION1:	MAP BOOK: 00	PAGE: 000
SUB DIVISION2:	MAP BOOK: 00	PAGE: 000
PRIMARY LOT:	PRIMARYBLOCK:	
SECONDARY LOT:	SECONDARYBLOCK:	
SECTION1 7	TOWNSHIP1 21S	RANGE1 02W
SECTION2	TOWNSHIP2	RANGE2
SECTION3	TOWNSHIP3	RANGE3
SECTION4	TOWNSHIP4	RANGE4
LOT DIM1 100.37	LOT DIM2 330.61	ACRES 0.750 SQ FT 32,670.000

METES AND BOUNDS: COM SE COR SE 1/4 N1031.38 W738.11 S272.26 TO POB S330.35 TO N ROW HWY 340 E ALG ROW 100.37 N330.61 WLY88.97 TO POB

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said PLYMOUTH PARK TAX SERVICES LLC and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 21st day of October, 2011.

Shelby County, AL 02/19/2012
State of Alabama
Deed Tax: \$18.00

[Signature]
Judge of Probate

The State of Alabama, Shelby County

I, Julie H. Ellis, a Notary Public in and for said county, in said state, hereby certify that James W. Fuhrmeister whose name as Judge of Probate is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he, in his capacity as such Judge of Probate, executed this same voluntarily, on the day the same bears date.

Julie H. Ellis
Notary Public State of La.
Commission Expires
March 12, 2012

I certify this to be a true and correct copy of the original of this deed, this 21st day of October, 2011.

[Signature]
Probate Judge
Shelby County

[Signature]
Julie H. Ellis, Notary Public

Purchase Price at to sale
\$5.00

EXHIBIT

A



20141023000385600 1/3 \$33.50
Shelby Cnty Judge of Probate, AL
10/23/2014 01:47:20 PM FILED/CERT

Shelby County, AL 10/23/2014
State of Alabama
Deed Tax: \$13.50

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

PLYMOUTH PARK TAX SERVICES LLC, whose mailing address is 300 Convergence Way, Floor 1, Whippany, NJ 07981, hereinafter referred to as "Grantor"; and

PROPEL FINANCIAL 1, LLC, a Delaware Limited Liability Company, whose mailing address is 7990 IH-10 West, Suite 200, San Antonio, TX 78230, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

MAP NUMBER 22 3 00 0 000

SUB DIVISION1:

SUB DIVISION2:

PRIMARY LOT:

SECONDARY LOT:

SECTION1 7

SECTION2

SECTION3

SECTION4

LOT DIM1 199.27

PRIMARY BLOCK:

SECONDARY BLOCK:

TOWNSHIP1 21S

TOWNSHIP2

TOWNSHIP3

TOWNSHIP4

LOT DIM2 330.61

RANGE1 02W

RANGE 2

RANGE 3

RANGE 4

ACRES 0.750

CODE1: 00

CODE2:

MAP BOOK: 00 PAGE: 000

MAP BOOK: 00 PAGE: 000

SQ FT 32,670.000

METES AND BOUNDS: COM SE COR SE ¼ N 1031.38 W 738.11 S 272.28 TO POB S 330.35 TO N ROW HWY 340 E ALG ROW 100.37 N 330.61 WLY 99.97 TO POB

Being the same property conveyed to PLYMOUTH PARK TAX SERVICES LLC by Deed dated October 20, 2011, recorded March 19, 2012, as Instrument No.: 20120319000092880, in the Office of the Clerk of the Judge of Probate for Shelby County, Alabama.

Property Address: 51 Little Rock Drive, Alabaster, AL 35007

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. Order # 709365

20170213000052350 5/6 \$30.00
Shelby Cnty Judge of Probate, AL
02/13/2017 12:00:21 PM FILED/CERT

Tax ID.: 22 3 07 0 000 006.013

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 16 day of July, 2014.

PLYMOUTH PARK TAX SERVICES LLC

By: 

Name:

Douglas Badaszewski


Title:

Vice President
Plymouth Park Tax Services LLC

STATE OF NEW JERSEY
COUNTY OF MORRIS

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas Badaszewski as Vice President in his/her full and authorized capacity on behalf of PLYMOUTH PARK TAX SERVICES LLC, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

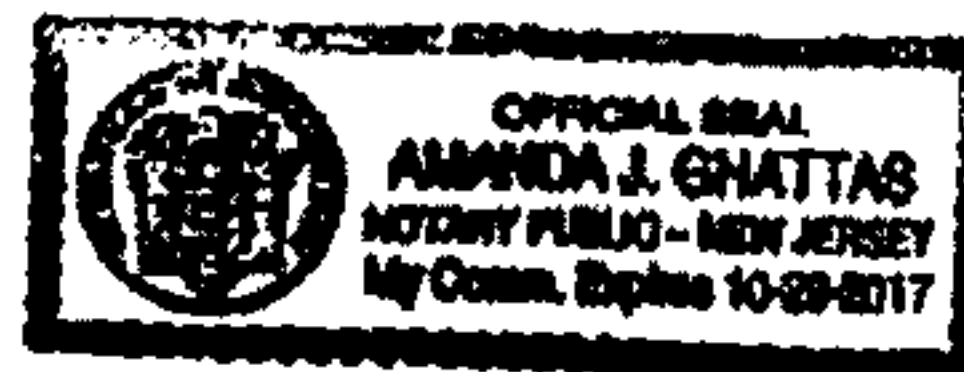
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 16th day of July, 2014.


Notary Public

Amanda J. Ghattas

Print Name

My Commission expires: 10-29-2017



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532
Deeds on Demand, PC, 5029 Corporate Woods Dr., Ste 175, Virginia Beach, VA 23462

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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20170213000052350 6/6 \$30.00
Shelby Cnty Judge of Probate, AL
02/13/2017 12:00:21 PM FILED/CERT



20141023000388600 2/3 \$32.60
Shelby Cnty Judge of Probate, AL
10/23/2014 01:47:29 PM FILED/CERT