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58-CV-2018-900761.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

VENTURESOUTH, LLC

Plaintiff,

vs.

CIVIL ACTION NO.: CV18 - 900761

A parcel of land situated in the Northeast
¼ of the Southwest ¼ of Section 36, *
Township 18 South, Range 1 East situated *
in Shelby County, Alabama and being more *
particularly described as follows: *
Commence at the Northwest corner of the *
Northeast ¼ of Section 36, Township 18 *
South, Range 1 East; thence run East along *
the North line of the said ¼ - ¼ for 333.31 *
feet to the point of beginning; from the point *
of beginning thus obtained continue along *
the last described course for 248.69 feet; *
thence turn an angle right of 84 degrees 17 *
minutes 61 seconds and run Southeast for *
815.32 feet; thence turn an angle to the right *
of 14 degrees 22 minutes 08 seconds and run *
southwest for 476.16 feet; thence turn an *
angle to the right of 89 degrees 38 minutes *
22 seconds and run West for 98.15 feet; *
thence turn an angle to the right of 89 *
degrees 14 minutes 35 seconds and run *
North for 273.05 feet; thence turn an angle *
to the left of 89 degrees 14 minutes 35 *
seconds and run West for 150.00 feet; *
thence turn an angle to the right of 89 *
degrees 14 minutes 35 seconds and run *
North for 1010.62 feet to the point of *
beginning,

AND

PERRY E. COX, JR. and ANY AND *
ALL PARTIES, including *
any persons claiming any present *
interest therein and including any *
persons claiming any future, contingent, *
reversionary, remainder, or other *
interest therein, who may claim any *
interest in the above described property, *
Defendants.

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ORDER 1/3

AMENDED ORDER

This matter came before the Court on Plaintiff Venture South, LLC's Motion for Summary Judgment. After due consideration of all the related pleadings and a hearing was held on the matter with all parties represented, it was shown that there is no genuine issue as to any material fact and that the moving party is entitled to judgment as a matter of law:

It is, therefore, ORDERED, ADJUDGED and DECREED as follows:

1. The Plaintiff, Venture South, LLC, is entitled and holds the entire and undivided fee simple interest in the said land described below, with no restrictions thereon. Title to the property held by Defendant Perry E. Cox, Jr., or any other any persons claiming any present interest therein and including any persons claiming any future, contingent, reversionary, remainder, or other interest therein, who may claim any interest in the above described property, is hereby quieted and held null and void. The property which is subject to this order is hereby described as follows:

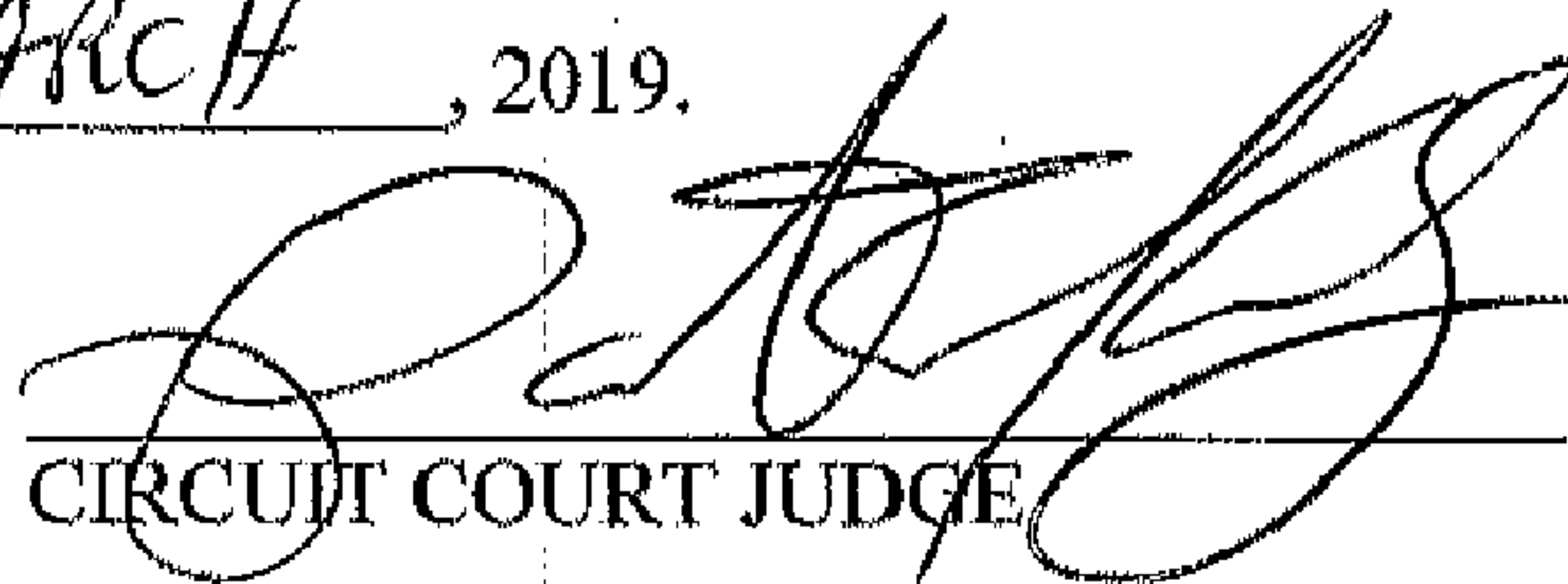
A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East situated in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East; thence run East along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 333.31 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69 feet; thence turn an angle right of 84 degrees 17 minutes 61 seconds and run Southeast for 815.32 feet; thence turn an angle to the right of 14 degrees 22 minutes 08 seconds and run southwest for 476.16 feet; thence turn an angle to the right of 89 degrees 38 minutes 22 seconds and run West for 98.15 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 273.05 feet; thence turn an angle to the left of 89 degrees 14 minutes 35 seconds and run West for 150.00 feet; thence turn an dangle to the right of 89 degrees 14 minutes 35 seconds and run North for 1010.62 feet to the point of beginning.

Commonly known as 400 Merry Hill Road, Sterrett, Alabama 35147

2. This judgment is rendered against the defendants without waiver of exemptions.
3. Costs are hereby taxed to the defendants.

ORDERED this the 18th day of MARCH, 2019.


CIRCUIT COURT JUDGE

Submitted by:
Attorney for Plaintiff
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Birmingham, AL 35238
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Email: burt@newsomelawllc.com



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2019 08:55:35 AM
\$21.00 CHERRY
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Allen S. Bayl