

AlaFile E-Notice

58-CV-2018-900501.00

Judge: COREY B MOORE

To: ATCHISON MICHAEL THOMAS
nga@shelbycountyabstract.com



20190924000349470 1/4 \$38.00
Shelby Cnty Judge of Probate, AL
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NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

JARED PROPERTIES V. BRYNLEIGH ESTATES DEVELOPMENT CO, INC ET AL
58-CV-2018-900501.00

The following matter was FILED on 3/19/2019 3:05:14 PM

Notice Date: 3/19/2019 3:05:14 PM

MARY HARRIS
CIRCUIT COURT CLERK
SHELBY COUNTY, ALABAMA
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COLUMBIANA, AL, 35051

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58-CV-2018-900501.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

Jared Properties,
PLAINTIFF

vs.

CASE NO. CV-2018-900501

Brynleigh Estates Development Co., Inc.,
Concetta Givianpour, Cyrus Givianpour,
Natalie Givianpour, Cameron Givianpour,
Greenwich Insurance Company,
City of Chelsea, Bancorpsouth Bank
Wells Fargo, N.A. AND ALL UNKNOWN
PARTIES A, B & C, AND THE FOLLOWING
DESCRIBED PROPERTY, TO-WIT:

The Northeast Quarter of the Northwest Quarter
of Section 32; The Northwest Quarter of the
Northeast Quarter of Section 32; and that part
of the Northwest Quarter of the Northwest Quarter
of Section 33; and that part of the Northeast
Quarter of the Northeast Quarter of Section 32
and that part of the South One-Half of the
Northeast Quarter of Section 32, lying North
and West of a line described more particularly as:
Commence at the Northeast corner of the Northwest
Quarter of the Northeast Quarter, Section 33; thence
West along said Section line for 49.64 feet chains to
a point on the North line of Section 33; thence
Southwesterly to a point on the South line of Southwest
Quarter of the Northeast Quarter, Section 32, being 10.03
chains West of the Southeast Quarter of the Southwest
Quarter of the Northeast Quarter of Section 32,
All located in Township 19 South, Range 1 West,
Situated in Shelby County, Alabama.

LESS AND EXCEPT Brynleigh Estates, as recorded
in Map Book 19, Page 139; and Brynleigh Estates
2nd Sector, as recorded in Map Book 21, Page 65,
in Probate Office of Shelby County, Alabama.

DEFENDANTS

O R D E R

1. Plaintiff, Jared Properties, is an Alabama partnership,
whose permanent mailing address is 245 Bream Cove Road,
Columbiana, Alabama 35051. Plaintiff files its verified complaint
in personam and in rem under the provisions of Title 6-6-560, Code



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of Alabama, 1975, as amended, et seq. against the persons herein made Defendants and the lands herein described.

2. Defendant, Concetta Givianpour, failed to file an answer.

3. Defendant, Cyrus Givianpour, failed to file an answer.

4. Defendant, Natalie Givianpour, failed to file an answer.

5. Defendant, Cameron Givianpour, failed to file an answer.

6. Defendant, Greenwich Insurance Company, has been dismissed from this case.

7. Defendant, a settlement has been reached with the City of Chelsea, and they have been dismissed from this case.

8. Defendant, Bancorpsouth Bank, has been dismissed from this case.

9. Defendant, Wells Fargo, N.A., has been dismissed from this case.

10. Josh Arnold was appointed as Guardian Ad Litem in this matter, per order issued May 30, 2018, and was present at the hearing of testimony.

11. Testimony in the above styled case was taken Ore Tenus on February 27, 2019. At issue was the establishment of the title of the Plaintiff. Upon consideration of the documentary evidence and the testimony considered, it is the conclusion and order of this court that Jared Properties is the owner 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 Jared Properties, and all other claims and interests are hereby terminated in and to the following described property,



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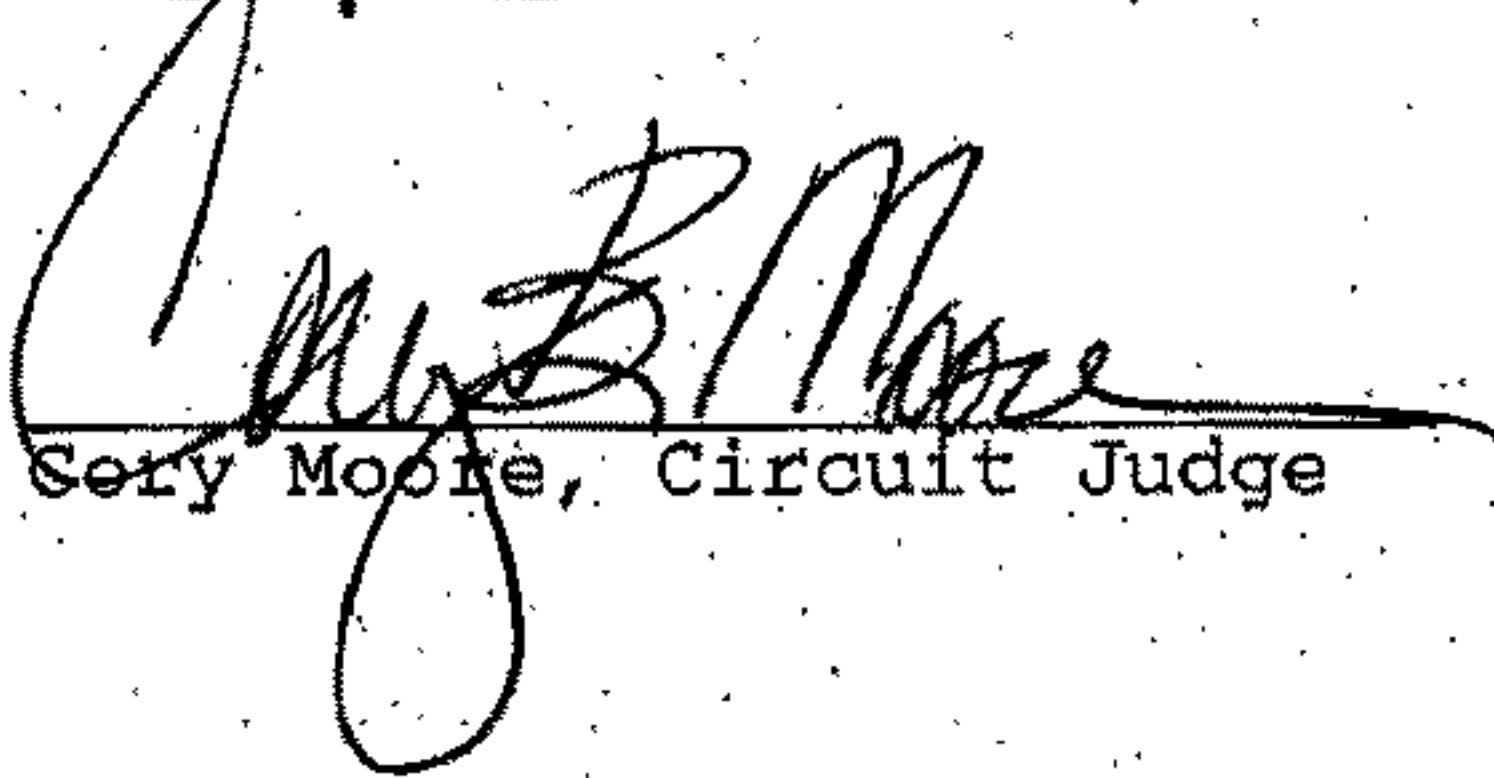
to-wit:

The Northeast Quarter of the Northwest Quarter of Section 32; The Northwest Quarter of the Northeast Quarter of Section 32; and that part of the Northwest Quarter of the Northwest Quarter of Section 33; and that part of the Northeast Quarter of the Northeast Quarter of Section 32 and that part of the South One-Half of the Northeast Quarter of Section 32, lying North and West of a line described more particularly as: Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter, Section 33; thence West along said Section line for 49.64 feet chains to a point on the North line of Section 33; thence Southwesterly to a point on the South line of Southwest Quarter of the Northeast Quarter, Section 32, being 10.03 chains West of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 32, All located in Township 19 South, Range 1 West, Situated in Shelby County, Alabama.

LESS AND EXCEPT Brynleigh Estates, as recorded in Map Book 19, Page 139; and Brynleigh Estates 2nd Sector, as recorded in Map Book 21, Page 65, in Probate Office of Shelby County, Alabama.

12. Joshua Arnold is hereby awarded a fee of \$ 1,25.00 for serving as Guardian Ad Litem in this proceeding.

Done this the 14th day of MARCH, 2019.


Cery Moore, Circuit Judge



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