



ELECTRONICALLY FILED
2/11/2020 1:48 PM
58-CV-2019-900180.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

MARSHALL STEVE THE ATTORNEY
GENERAL,
Plaintiff,

V.

WESTOVER VOLUNTEER FIRE AND
RESCUE DEPARTMENT,
Defendant.

)
)
)
) Case No.: CV-2019-900180.00
)
)
)

Order

Upon consideration of the Attorney General's Motion for Default Judgment and for good cause, it is hereby **ORDERED** that Default Judgment is entered in favor of the Attorney General for the State of Alabama, Plaintiff, against the defendants Westover Volunteer Fire and Rescue Department, Inc., an Alabama nonprofit corporation, ("Westover VFD") in this matter.

Pursuant to the entry of default judgment in this case, the Westover VFD is dissolved as a Nonprofit Corporation and the assets shall be distributed herewith pursuant to Ala. Code Sec. 10A-3-7.09.

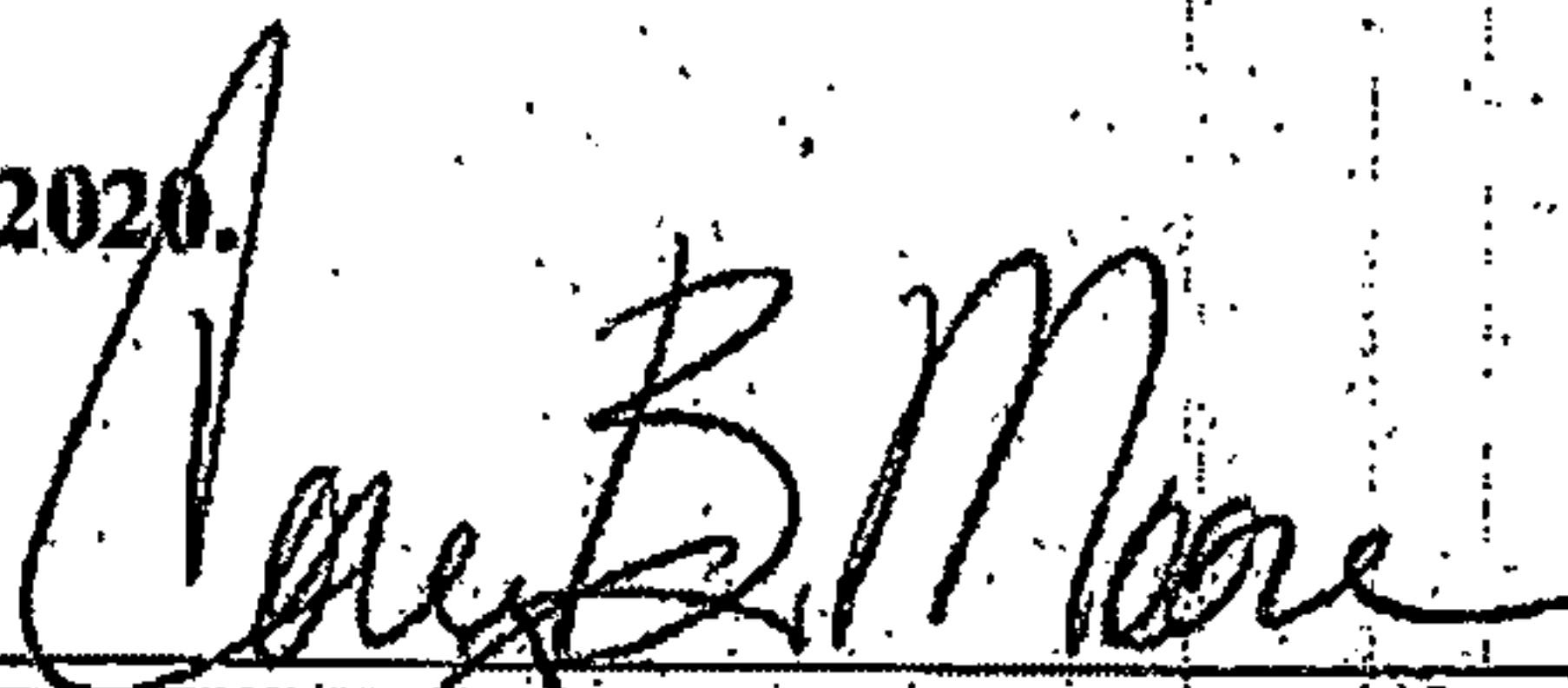
It is further **ORDERED, ADJUGED and DECREED** that the assets owned by Westover VFD, including the parcel of real property with a fire station building located across the street from the Westover City Hall, the fire and rescue equipment located inside the building, and parcel of real property on Highway 55 North is hereby distributed and conveyed to the City of Westover in providing fire and rescue services to its citizens.



20200212000058280 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:05:18 AM FILED/CERT

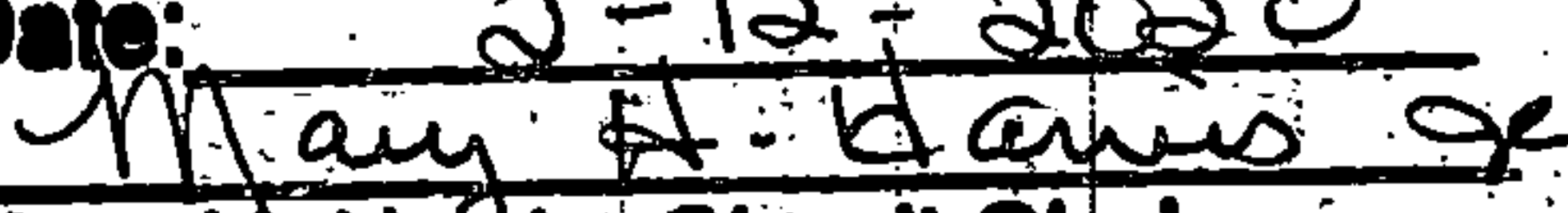
All other costs associated with this action are hereby taxed as paid in full.

DONE this 1st day of FEBRUARY, 2020.


COREY B. MOORE, CIRCUIT JUDGE

Certified a true and correct copy

Date: 2-12-2020


Mary H. Harris, Circuit Clerk
Shelby County, Alabama



20200212000058280 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:05:18 AM FILED/CERT

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Westover Volunteer Fire & Rescue
Department, Inc.
(Address) Post Office Box 38
Westover, Alabama 35185

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-37 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Glenn McGalliard, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Westover Volunteer Fire & Rescue Department, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 00 minutes 00 seconds West, a distance of 326.70 feet; thence North 26 degrees 45 minutes 00 seconds West, a distance of 255.87 feet; thence North 63 degrees 26 minutes 00 seconds East, a distance of 90.00 feet; thence North 26 degrees 45 minutes 00 seconds West, a distance of 64.63 feet to the point of beginning; thence continuing Northwest along said line, a distance of 146.51 feet; thence South 63 degrees 36 minutes 06 seconds West a distance of 79.00 feet; thence South 26 degrees 45 minutes 00 seconds East, a distance of 146.52 feet; thence North 63 degrees 35 minutes 53 seconds East, a distance of 79.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Larry W. Carver, RLS#15454, dated September 8, 1994.

Inst # 1994-29797

09/29/1994-29797
03:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

20200212000058280 3/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:05:18 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29 day of SEPT., 19 94.

(Seal)

Glenn McGalliard
Glenn McGalliard

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Glenn McGalliard, a single man whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of SEPT., A. D., 19 94.

Robert Andrew Shremaker
Notary Public.



20030321000172120 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
03/21/2003 11:24:00 FILED/CERTIFIED

WARRANTY DEED

By donation, we Hall Thompson and Lucille R. Thompson of the County of Shelby, State of Alabama, hereby donate, deed and convey to Westover Volunteer Fire & Rescue Department of the county of Shelby, State of Alabama, the following described land in Shelby county, free and clear with Warranty Covenants; to wit:

A parcel of land situated in the SE ¼ of Section 10, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 10; Thence N88°36'28"W a distance of 970.84' to a point lying on the Easterly right-of-way of county highway No. 55; thence N36°11'23"E along said R.O.W. a distance of 558.48' meas.(N35°41'37"E 544.22' deed) to a point, said point being the POINT OF BEGINNING; thence S84°47'13"E, a distance of 150.00'; thence S36°11'23"W, a distance of 110.00'; thence N84°47'13"W, a distance 150.00'; thence N36°11'23"E, a distance of 110.00' to the POINT OF BEGINNING.

SUBJECT TO:

- 1) Donation of the described property to Westover Volunteer Fire & Rescue is made with the agreement that they shall construct and maintain a fire station on the described property with at least one fully operational pumper. "Operational" means equipped within the guidelines as established by I.S.O. for fire suppression.
- 2) In the event that Westover Volunteer Fire & Rescue, or in event of name change, its successor, should abandon the donated property as a working fire station. The property ownership shall revert back to Grantors or their estate. The Grantors on reclaiming ownership of the property shall pay the Grantee the lesser of the following;
 - A. Material and labor cost of construction and improvements to the property. This will be based on receipts provided at the time of transfer back to the Grantors.
 - B. Current market value of the building and any improvements to the property. This is in case building and improvements through damage or neglect have a value that is less than the original cost of construction.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.



20200212000058280 4/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:05:18 AM FILED/CERT

20030321000172120 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
03/21/2003 11:24:00 FILED/CERTIFIED

Being the same property conveyed to the Grantors by deed of
1994 - 12708, dated 04/18/1994

Witness the hands and seal of said Grantors this 19th day of March
2003.

Hall Thompson
Lucille R. Thompson
Grantors: Hall Thompson & Lucille R. Thompson

Charles Barnes
Grantee: Charles Barnes, Chief, Westover Vol. Fire & Rescue

STATE OF ALABAMA }
COUNTY OF SHELBY }

On March 19 2003 before me, *Jeanette R. Bennett*, personally
appeared *Hall Thompson, Lucille Thompson, Charles Barnes* personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) executed the
instrument.

WITNESS my hand and official seal

Signature *Jeanette R. Bennett*
Commission Expires 5/11/05

SEAL

This instrument was prepared
By Charles A. Barnes
93 Maske Lane
Wilsonville, Al 35186



20200212000058280 5/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2020 10:05:18 AM FILED/CERT