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Shelby Cnty Judge of Probate, AL  
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2/26/2020 9:50 AM  
58-CV-2019-900644.00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, .

SPECTRA SERVICES, LLC,  
Plaintiff,

V.

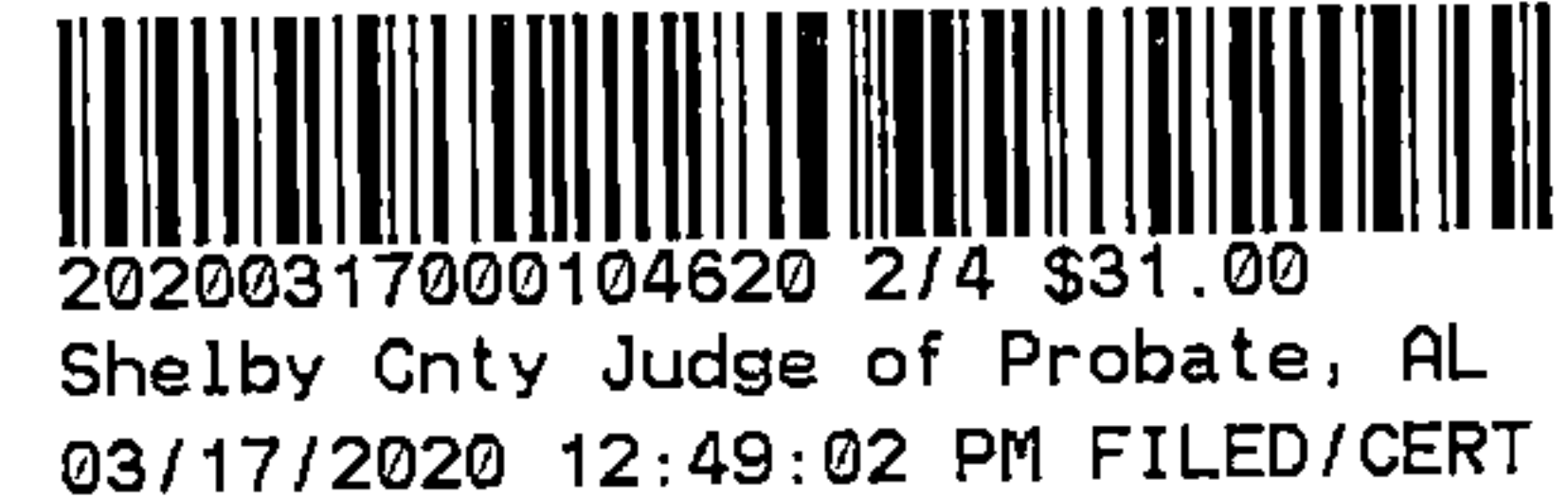
REID AND UNKNOWN HEIRS OF TOM  
REID TOM,  
Defendant.

Case No.: CV-2019-900644.00

FINAL JUDGMENT

This matter came before the Court pursuant to the Plaintiff's Rule 55 of the Alabama Rules of Civil Procedure Amended Motion for Entry of Default Judgment, and the Court having considered the same, this Court hereby enters DEFAULT JUDGMENT in favor of the Plaintiff Spectra Services, LLC, and against Tom Reid, any unknown heirs of Tom Reid and all other persons or entities having an interest in the Subject Property.

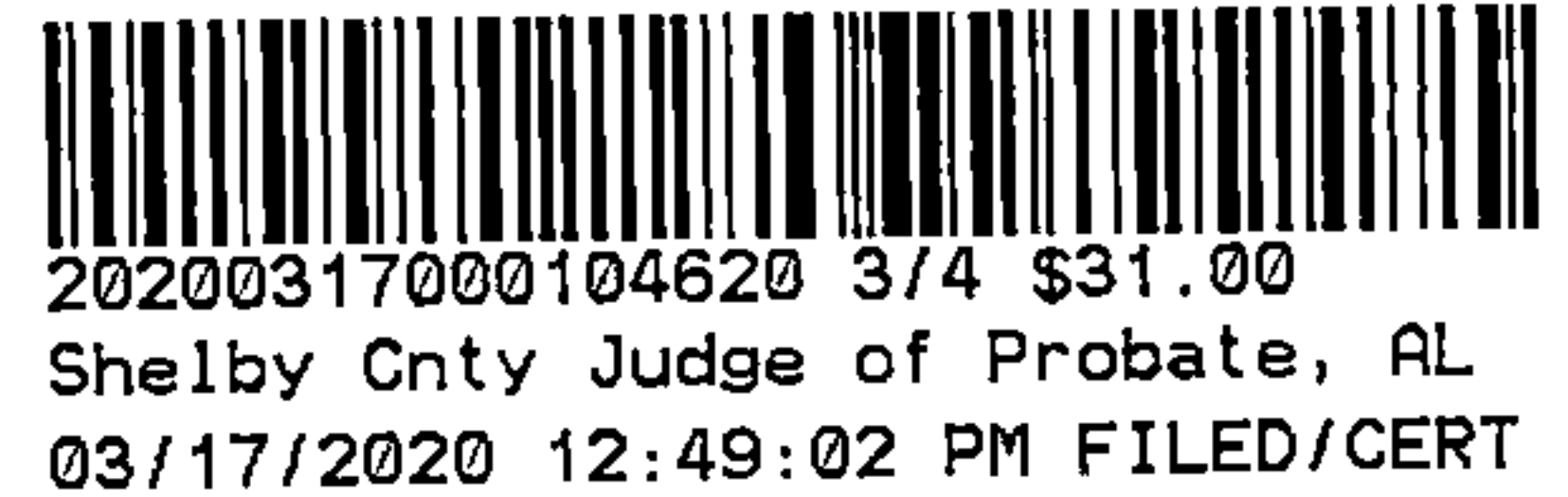
1. This case was filed on June 19, 2019.
2. The Defendant Tom Reid, any unknown heirs of Tom Reid, and any other persons or entities having any interest in the subject property were all served by publication in the Shelby County Reporter on four consecutive weeks with the last date of publication being November 13, 2019.
3. More than 30 days have elapsed since the service on the Defendants; however, none of the Defendants have filed an answer or responsive pleading in this case.
4. The Court has appointed a Guardian ad Litem representing the unknown heirs



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and any others claiming an interest in the Subject Property.

5. On April 2, 2012, the Property legally described as BEG INTE R W R/W CO RD 213 & S/L NW ¼ NE ¼ W 320(S) N 105' W 105' N 110' (S) E TO W R/W CO RD 213 SELY ALG R/W TO POB, located in Shelby County, Alabama, was sold for taxes, costs, and expenses owing to the state and county.
6. James B. Brooks acquired a Tax Deed for the Subject Property, and said Tax Deed was recorded at Instrument Number 201602020000033330 in the Office of the Judge of Probate of Shelby County, Alabama. A copy of the Tax Deed is attached to the Complaint as Exhibit 1.
7. The Plaintiff Spectra Services, LLC, acquired title to the Subject Property by virtue of a Quitclaim Deed from James B. Brooks, which was dated January 26, 2016, and recorded at Instrument Number 201602020000033340 in the Office of the Judge of Probate of Shelby County, Alabama. A copy of the Quitclaim Deed is attached to the Complaint as Exhibit 2.
8. Pursuant to Code of Alabama § 40-10-29(1975), the issuance of the Tax Deeds to the Plaintiff conveyed to the Plaintiff all right, title, interest and estate of the owner of the Subject Properties at the time of the tax sale, along with the lien and claim of the state and county to the Subject Properties.
9. According to the title search, Tom Reid was the owner of the Subject Properties at the time of the tax sale. Said title search is attached to the Complaint as Exhibit 3.
10. Plaintiff has constructive possession of the Subject Property by virtue of its Tax Deed, is in actual physical possession of the Subject Property.
11. In Spectra Services, Inc. vs. Tom Reid, et al., Circuit Court of Shelby County,



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Alabama, Case No.58-CV-2018-900937.00, the Plaintiff obtained a judgment for ejectment awarding the Plaintiff with exclusive possession of the Subject Property. Said final judgment was recorded in the Probate Court of Shelby County, Alabama, at Instrument Number 20190305000070150. A copy of said final judgment is attached to the Complaint as Exhibit 4.

12. The Plaintiff has constructive possession of the Subject Property by virtue of its Tax Deed, is in actual physical possession of the Subject Property, and is entitled to peaceable possession of the Subject Property.

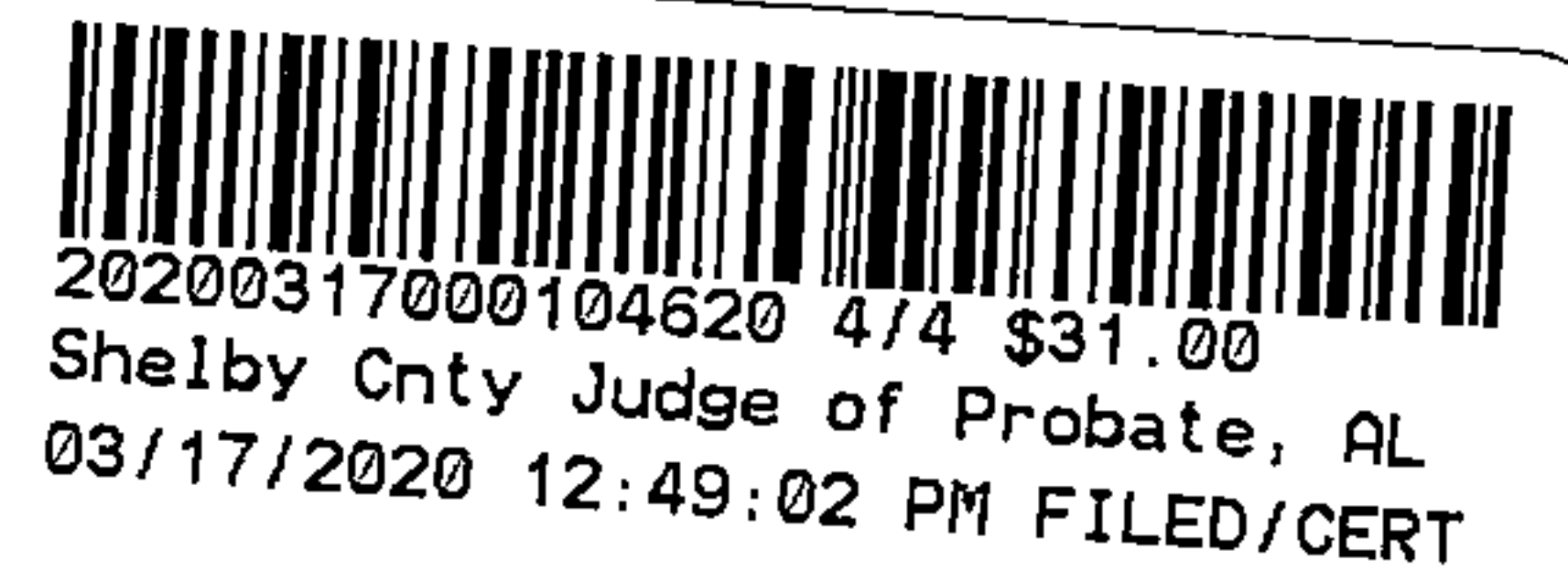
13. No other action to challenge title to the Subject Property is pending.

14. The Plaintiff's Motion for Entry of Default Judgment is supported by a Plaintiff's Affidavit which is attached to the Plaintiff's Motion for Entry of Default Judgment as Exhibit 1.

15. The Court finds that the Plaintiff has constructive possession of the Subject Property by virtue of its Tax Deed, is in actual physical possession of the Subject Property, is maintaining the Subject Property, no one has challenged the Plaintiff's possession of the Subject Property, the Probate Court of Shelby County, Alabama, has awarded the Plaintiff condemnation proceeds as the owner of the Subject Property, for a portion of the Subject Property which was condemned by the State of Alabama, and the Plaintiff is therefore entitled to an order quieting title to the Subject Property in the Plaintiff's name.

WHEREFORE, pursuant to Rule 55 of the Alabama Rules of Civil Procedure the Court enters this **FINAL ORDER** and (1) quiets title in the Subject Property in the name of the Plaintiff Spectra Services, LLC, and awards the Plaintiff exclusive and peaceable

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possession of the Subject Property, (2) divests Tom Reid, any unknown heirs of Tom Reid, and/or any other person or entity claiming any ownership or possessory interest in the Subject Property of any ownership interest, claim, right, or title in the Subject Property, (3) ejects Tom Reid, any unknown heirs of Tom Reid, and/or any other person or entity claiming any ownership or possessory interest in the Subject Property from the Subject Property, and (4) awards a fee of \$500.00 payable to Joshua Arnold as the Guardian-ad-Litem by the Plaintiff. The Plaintiff is directed to record a Certified Copy of this Final Judgment in the Probate Court of Shelby County, Alabama, and this matter is dismissed with costs taxed as paid.

DONE this 25<sup>th</sup> day of February, 2020.

  
CIRCUIT JUDGE

Certified a true and correct copy

Date: 03/13/20

  
Mary H. Harris, Circuit Clerk  
Shelby County, Alabama



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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