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58-CV-2019-900954.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

ZEN PROPERTIES, LLC,
Plaintiff,

V.

EDDINGS RALPH B,
CAPITAL ONE BANK,
BAPTIST HEALTH SYSTEM INC,
Defendants.

Case No.: CV-2019-900954.00



20200618000248900 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/18/2020 10:39:31 AM FILED/CERT

ORDER GRANTING MOTION FOR

SUMMARY JUDGMENT AND MOTION FOR DEFAULT

Defendants, Baptist Health Systems Inc and Capital One Bank have filed partial release of property subject to this action which are filed in Instrument #2020052200020546 and Instruments #20200522000205470 (See Exhibit A & Exhibit B) in Probate Office of Shelby County, Alabama and are therefore due to be and are ordered dismissed as Defendants herein.

Pursuant to sworn and verified Complaint as well as above referenced Motion for Summary Judgment and Motion for Default the following Order is issued.

Motion for Summary Judgment and Motion for Default are granted.

It is the conclusion and Order of this Court that title is quited in and to Zen Properties, LLC and Zen Properties, LLC is the owner in fee simple of the following described property in fee simple, proving superior title to any and all above defendants:

TO WIT, All that part of the NW ¼ of NW ¼ of Section 8, Township 22 South, Range 1 East, which lies West of Montgomery Road. EXCEPT that part conveyed to Arthur Atkinson by deed recorded in Deed Book 134, Page 430, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

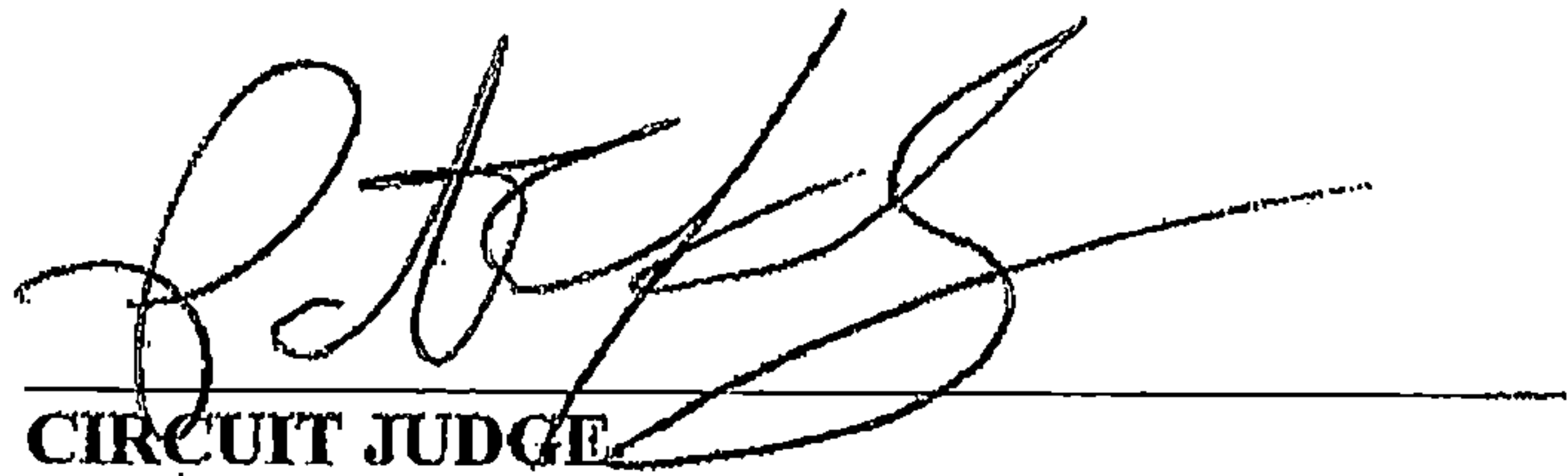
Beginning at the Southwest corner of said NW ¼ of NW ¼ and run thence North 3 degrees 20 minutes West a distance of 941.3 feet to an iron stob; run thence North 86 degrees 35 minutes East a distance of 557.8 feet to the right of way of the Montgomery public road; run thence South 33 degrees 30 minutes West 81 feet; run thence South 20 degrees 21 minutes West 444.4 feet; run thence South 17 degrees 50 minutes West 503.2 feet to the South line of said forty; run thence South 86 degrees 35 minutes West a distance of 138.8 feet to the point of beginning. ALSO, LESS AND EXCEPT that portion described as follows: Beginning at the NW corner of Section 8, Township 22 South, Range 1 East, run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet; thence left 89 degrees 00 minutes a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150 feet to the point of beginning. Situated in the NW ¼ of the NW ¼ of Section 8, Township


22 South, Range 1 East, Shelby County, Alabama. Also, a road easement described as follows: Commence at the Northwest corner of Section 8, Township 22 South, Range 1 East; thence run South along the West boundary of said Section 380.67 feet to a point of beginning; thence continue in a straight line a distance of 355.30 feet to the right of way line of Shelby County Highway No, 61; thence left 41 degrees 16 minutes a distance of 45.5 feet; thence left 138 degrees 44 minutes a distance of 389.37 feet; thence left 89 degrees 00 minutes a distance of 30.00 feet to the point of beginning.

This order shall be recorded in the Probate Office of Shelby County, Alabama and properly indexed.

Costs taxed as paid.

DONE this 17th day of June, 2020.


CIRCUIT JUDGE


20200618000248900 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/18/2020 10:39:31 AM FILED/CERT