

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

NATIONAL RETAIL PROPERTIES, LP,

Plaintiff,

vs.

**THE ESTATE OF WALTER C. MADDOX;
et al.**

Defendants.

CIVIL ACTION NO. 58-CV-2018-900381

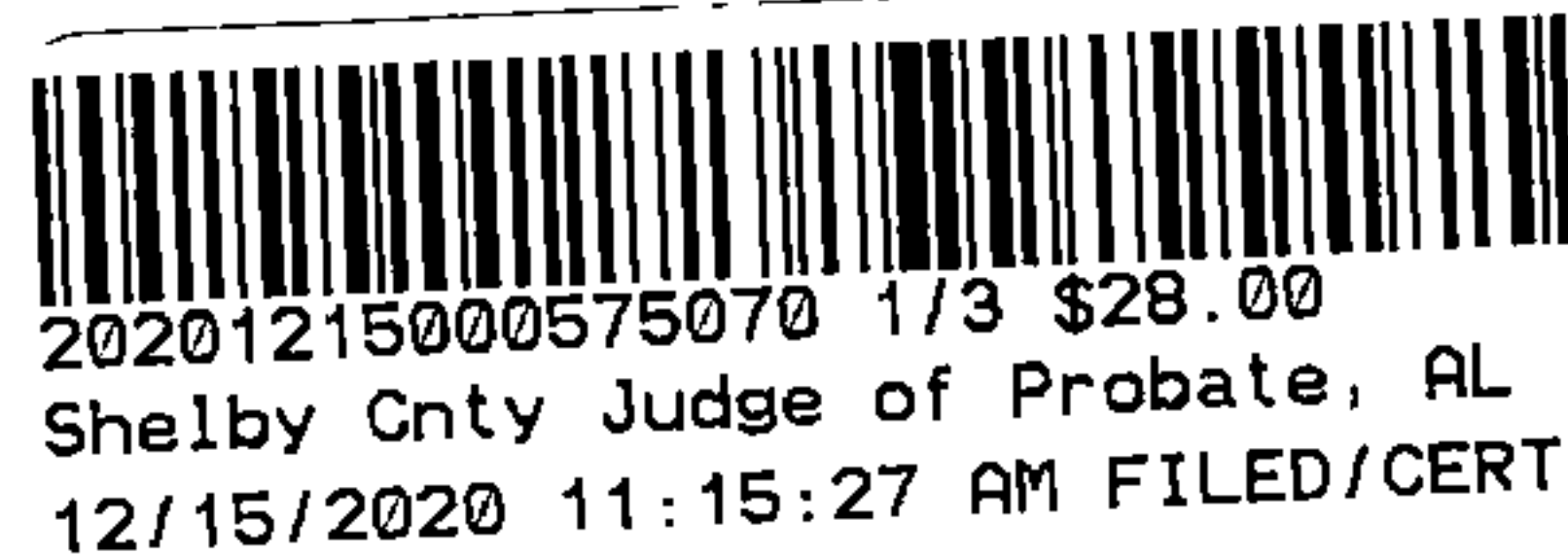
JUDGMENT AND ORDER OF DISMISSAL

This matter comes before the Court on the Joint Motion for Entry of a Stipulated Judgment and Order of Dismissal. Upon consideration thereof and the replies thereto, it is hereby **ORDERED, ADJUDGED and DECREED** as follows:

ONE: Plaintiff asserts title to certain real property located in the City of Columbiana, Shelby County, Alabama, described in the Complaint, as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence run South 39 degrees 01 minutes East a distance of 1067.66 feet; thence turn an angle of 61 degrees 25 minutes 30 seconds to the left and run a distance of 285.00 feet to the point of beginning; thence continue in the same direction a distance of 290.35 feet to the Northwest right of way of Alabama Highway No. 25; thence turn an angle of 121 degrees 05 minutes to the right and run along said highway right of way a distance of 149.00 feet to Highway 25 Station 172 + 88; thence turn an angle of 30 degrees 18 minutes to the right and continue along said highway right of way a distance of 172.89 feet to Highway 70 Station 587 + 131.51; thence turn an angle of 30 degrees 17 minutes 15 seconds to the right to the tangent of a right of way curve and run along said right of way curve (whose Delta Angle is 0 degrees 53 minutes 13 seconds to the left, Radius is 2894.53 feet, Tangent is 22.40 feet, Length of Arc is 44.81 feet); thence turn an angle of 84 degrees 36 minutes 45 seconds to the right from the Tangent of said curve and run a distance of 210.12 feet to the point of beginning. Situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Town of Columbiana, Alabama.

Situated in Shelby County, Alabama.



The Court shall refer to this parcel as "Plaintiff's Property."

TWO: Defendants assert title to certain real property located to the west of Plaintiff's Property located in the City of Columbiana, Shelby County, Alabama, described in the Complaint, as follows:

That certain parcel of land described as commencing on the North boundary of the right of way of Columbiana-Saginaw Road, known as the old Tuscaloosa Road, at the East abutment of a culvert over a branch to the West of the home lot now occupied by G.C. Ray and wife, Ona Templin Ray, for a point of beginning of the lot herein described and conveyed: Run thence in a Westerly direction along the North right of way line of said public road for a distance of 110 feet; turn thence an angle of 90 degrees to the right, and run 210 feet; turn thence an angle of 90 degrees to the right and run 110 feet; turn thence an angle of 90 degrees to the right and run 210 feet, more or less, to the point of beginning, and being situated in the Northeast Quarter of the Northwest Quarter of Section 26, Township 21, South, Range 1 West, in the Town of Columbiana, Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 228 at Page 49,

The Court shall refer to this parcel as "Defendants' Property."

THREE: As a result of this Stipulated Judgment, the Court declares that the true and correct boundary line between Plaintiff's Property and Defendants' Property is described as follows:

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH 39 DEGREES 01 MINUTES EAST A DISTANCE OF 1067.56 FEET; THENCE TURN AN ANGLE OF 61 DEGREES 25 MINUTES 30 SECONDS TO THE LEFT AND RUN A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 289.44 FEET TO THE NORTHWEST RIGHT OF WAY OF ALABAMA HIGHWAY NO. 25; THENCE TURN AN ANGLE OF 121 DEGREES 05 MINUTES TO THE RIGHT AND RUN ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 149.00 FEET TO HIGHWAY 25 STATION 172+88; THENCE TURN AN ANGLE OF 30 DEGREES 18 MINUTES TO THE RIGHT AND CONTINUE ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 172.89 FEET TO HIGHWAY 70 STATION 587+131.51; THENCE TURN AN ANGLE OF 30 DEGREES 17 MINUTES 15



SECONDS TO THE RIGHT TO THE TANGENT OF A RIGHT OF WAY CURVE AND RUN ALONG SAID RIGHT OF WAY CURVE (WHOSE DELTA ANGLE IS 0 DEGREES 53 MINUTES 13 SECONDS TO THE LEFT, RADIUS IS 2893.98 FEET, TANGENT IS 22.40 FEET, LENGTH OF ARC IS 44.80 FEET); THENCE TURN AN ANGLE OF 84 DEGREES 36 MINUTES 45 SECONDS TO THE RIGHT FROM THE TANGENT OF SAID CURVE AND RUN A DISTANCE OF 113.30 FEET; THENCE TURN 7 DEGREES 24 MINUTES 31 SECONDS LEFT AND RUN 36.87 FEET; THENCE TURN 11 DEGREES 55 MINUTES 26 SECONDS RIGHT AND RUN 60.39 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, HUNTSVILLE MERIDIAN, TOWN OF COLUMBIANA, ALABAMA.


FOUR: The Court further declares the Defendants have no claim to, title to, interest in, lien or encumbrance on, or right to possession of the Plaintiff's Property, including any property of Plaintiff's to the east of the boundary line as described herein.

FIVE: The Clerk of Court shall certify copies of this Judgment to be recorded in the office of the Shelby County Judge of Probate.

SIX: This Civil Action is dismissed with prejudice, costs taxed as paid.

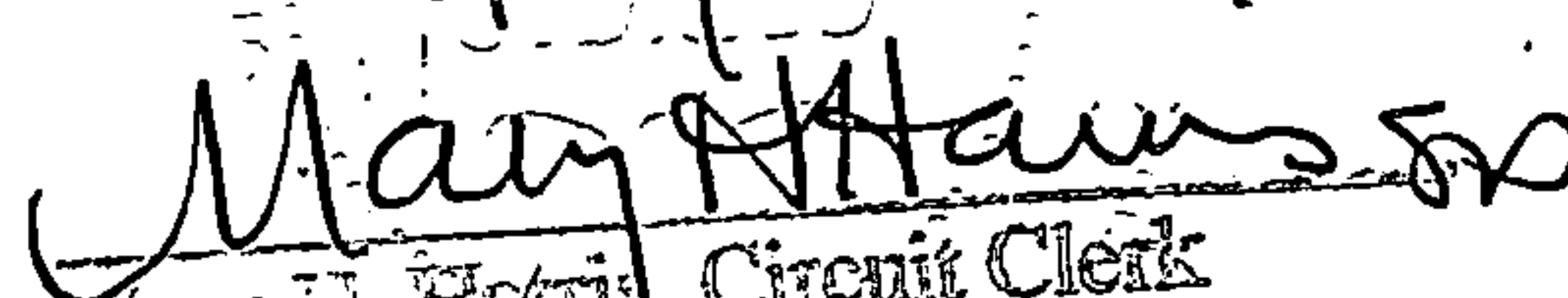
Done this the 23rd day of November 2020.


Circuit Court Judge


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Shelby Cnty Judge of Probate, AL
12/15/2020 11:15:27 AM FILED/CERT

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Certified a true and correct copy
Date: 12/15/2020


Mary H. Harris, Circuit Clerk
Shelby County, Alabama