

20210112000018580 1/6 \$40.50
Shelby Cnty Judge of Probate, AL
01/12/2021 10:30:26 AM FILED/CERT

This instrument prepared by:

John W. Clark IV, Esq.
CLARK LAW FIRM PC
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2100 First Avenue North
Birmingham, Alabama 35203
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Shelby County, AL 01/12/2021
State of Alabama
Deed Tax: \$3.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

CLERK'S DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Thousand Four Hundred Forty-Seven and 83/100ths Dollars (\$3,447.83) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **ALABAMHOME, LLC**, a limited liability company formed under the laws of the State of Alabama, whose registered address with the Alabama Secretary of State is 212 W. Troy Street, Suite B, Dothan, Alabama 36303, Attn: Registered Agents #020-670 ("**Grantor**") does hereby grant, bargain, sell and convey unto **SPRING ROCK CONSTRUCTION COMPANY, INC.**, a corporation formed under the laws of the State of Alabama, whose address is 2906 Commerce Square South, Irondale, Alabama 35210, Attn: Charles H. Stephens ("**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

Begin at the Intersection of East Line of the SW 1/4 of the NE 1/4 and SE ROW of Oak Mountain Park Road then South 150 feet to West ROW of 1-65, then Southwest 350 feet along said ROW, then North 133.47 feet, then Northeast 350 feet along ROW of Park Road to point of beginning - Section 6, Township 20 South, Range 2 West

Parcel # 14-3-06-1-001-004.004

Subject to the following:

1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Real estate taxes for the year 2020 not yet due and payable and all subsequent years.
3. All reservations, covenants, restrictions, roadways, rights-of-way, building and other setback requirements, and drainage, utility, and other easements of record.
4. Any encroachments or easements not shown without a survey.
5. The August 31, 2006 easement granted to TLC Properties, Inc. in Instrument #20060907000442790.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever. This is a deed of redemption for the purpose of redeeming the property described herein from the tax sale and tax deed (Deed #59090) issued by the State of Alabama to Grantor dated March 17, 2017 and recorded in the office of the Judge of Probate of Shelby County, Alabama on March 20, 2018 as Instrument #20180320000091730. The deed is intended to divest Grantor of any further interest in the property and to divest any interest previously held by Grantor in Grantee.

WITNESS my hand and seal this 9th day of December 2020.

GRANTOR:

ALABAMHOME, LLC, an Alabama limited liability company

Mary H. Harris
By: _____, ~~on~~
~~behalf~~ of the Circuit Clerk by order of the Circuit Court of Shelby County, Alabama (Alvis, J.) dated October 13, 2020 (Doc. #41) in *Spring Rock Construction Company, Inc., et al. v. Alabamhome, LLC, et al.*, Case No. CV-2019-901125

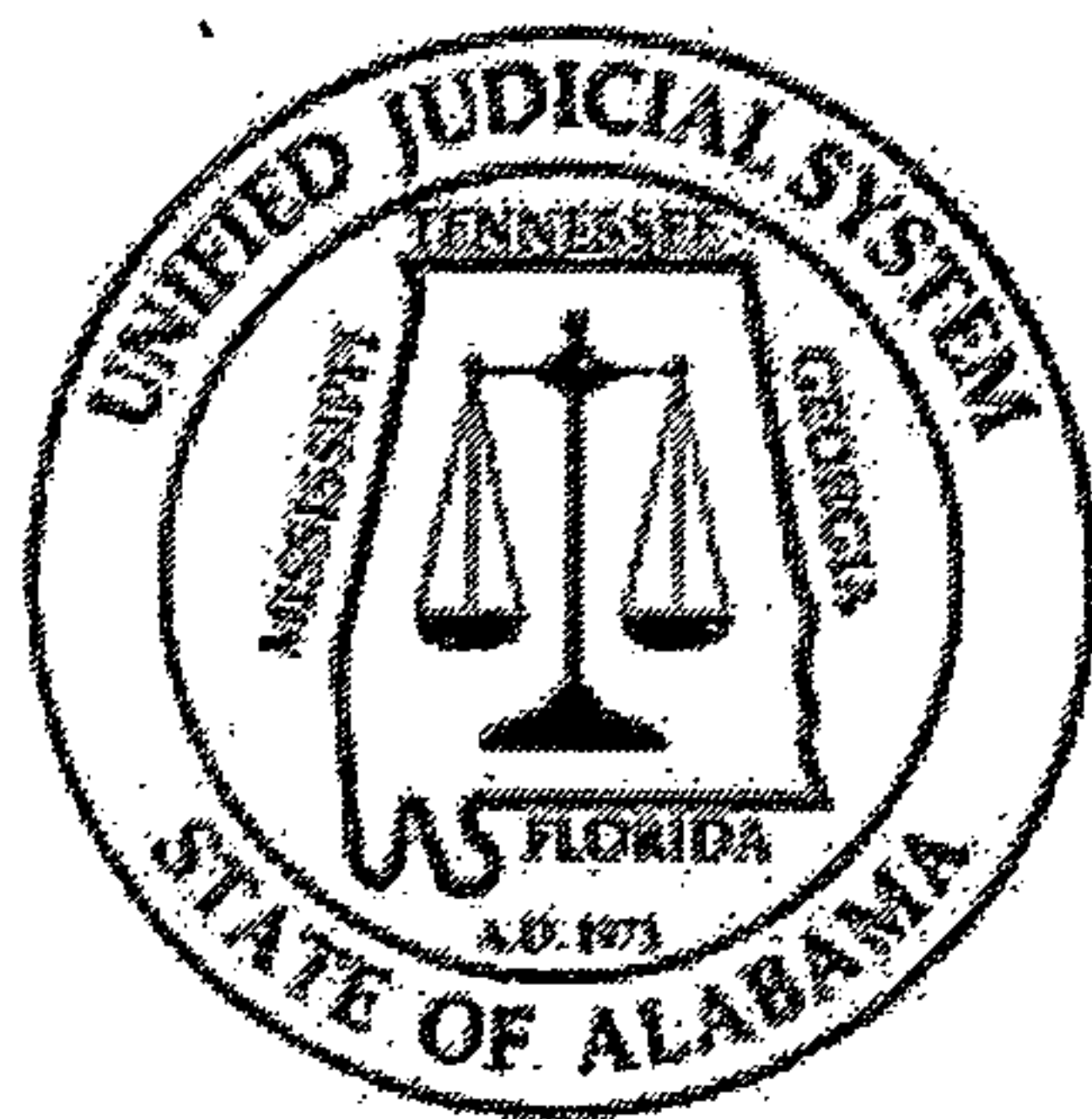
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary H. Harris, whose name is signed to the foregoing conveyance ~~on behalf~~ of the Circuit Clerk of Shelby County, Alabama by order of the Circuit Court of Shelby County, Alabama (Alvis, J.) dated October 13, 2020 (Doc. #41) in *Spring Rock Construction Company, Inc., et al. v. Alabamhome, LLC, et al.*, Case No. CV-2019-901125, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the date set forth below.

Given under my hand and seal this the 9th day of December 2020.

[SEAL]

Stacey M Padgett
Notary Public
My Commission Expires: 7/23/23



AlaFile E-Notice

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58-CV-2019-901125.00

Judge: LARA M ALVIS

To: CLARK JOHN WILLIAM IV
jclark@clarklawfirm.com

NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

SPRING ROCK CONSTRUCTION CO., INC. ET AL V. ALABAMHOME, LLC ET AL
58-CV-2019-901125.00

The following matter was FILED on 10/13/2020 11:15:27 AM

Notice Date: 10/13/2020 11:15:27 AM

MARY HARRIS
CIRCUIT COURT CLERK
SHELBY COUNTY, ALABAMA
POST OFFICE BOX 1810
112 NORTH MAIN STREET
COLUMBIANA, AL, 35051

205-669-3760
mary.harris@alacourt.gov

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DOCUMENT 41
DOCUMENT 27

ELECTRONICALLY FILED
10/13/2020 11:15 AM
58-CV-2019-901125.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

SPRING ROCK CONSTRUCTION
COMPANY, INC.; BIG FOUR
REALTY, INC.,

Plaintiffs,

v.

Case No.: CV-2019-901125

ALABAMHOME, LLC; TLC
PROPERTIES, INC.,

Defendants.

FINAL ORDER & JUDGMENT

THIS MATTER comes before the Court on the Motion for Default Judgment (Doc. #24) filed by plaintiffs Spring Rock Construction Company, Inc. ("Spring Rock") and Big Four Realty, Inc. ("Big Four") against defendant Alabamhome, LLC ("Alabamhome") declaring Spring Rock to the rightful owner of the real property made the basis of this redemption action subject only to the easement previously granted to defendant TLC Properties, Inc. ("TLC") and the judgment lien in favor of Big Four. Based on the Court's review of the Motion and the applicable law, it is **HEREBY ORDERED, ADJUDGED** and **DECREED** as follows:

1. Judgment is hereby **ENTERED** in favor of Spring Rock and against Alabamhome entitling Spring Rock to redeem the subject property (described herein) from Alabamhome on the terms set forth herein.

2. The real property is described as "Parcel #14-3-06-1-001-004.004" and more particularly described as "Begin at the Intersection of East Line of the SW 1/4 of the



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NE 1/4 and SE ROW of Oak Mountain Park Road then South 150 feet to West ROW of 1-65, then Southwest 350 feet along said ROW, then North 133.47 feet, then Northeast 350 feet along ROW of Park Road to point of beginning - Section 6, Township 20 South, Range 2 West" (the "**Property**").

3. As of the date of the filing of this action, November 4, 2019, the redemption price required by Alabama Code § 40-10-83 was:

Event	Payment	Interest	Total
Tax Deed	\$2,424.95	\$766.95	\$3,191.90
2018 Taxes	\$238.96	\$16.97	\$255.93
Total			\$3,447.83

4. The Court hereby **ORDERS** Spring Rock to pay the amount of \$3,447.83 to the Clerk of Court.

5. Upon payment of the redemption price to the Clerk of Court, the Property shall be considered to have been redeemed by Spring Rock and title shall immediately vest in Spring Rock and Alabamhome shall be divested of any interest it may have held in the Property.

6. Upon receipt of the redemption price by the Clerk of Court, the Clerk is hereby **ORDERED** to document the transfer of title to Spring Rock by issuing a Clerk's Deed conveying the Property to Spring Rock, in the form attached hereto as **Exhibit A**. The Clerk's office shall forward the executed Clerk's Deed to counsel for Spring Rock for recording at Clark Law Firm, The Landmark Center, Suite 600, 2100 First Avenue North, Birmingham, Alabama 35203.

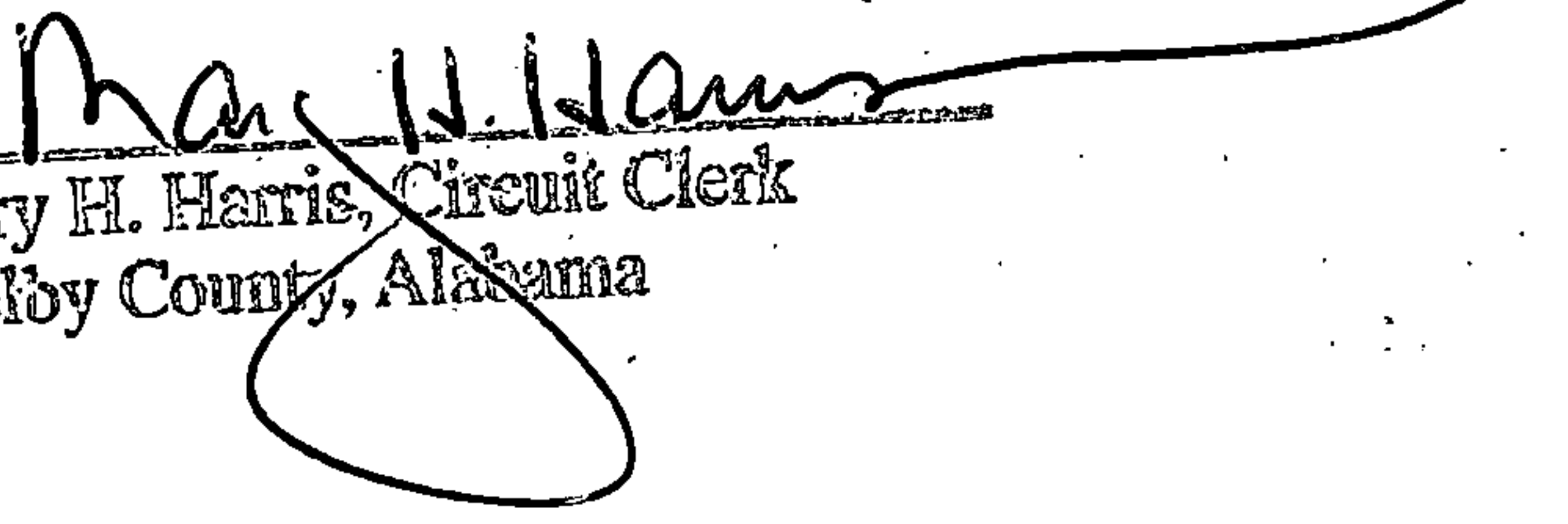
DONE this the 13 day of October, 2020.


JUDGE LARAM M. ALVIS
Circuit Court Judge

cc: All counsel of record

Certified a true and correct copy

Date: 12-9-2020


Mary H. Harris, Circuit Clerk
Shelby County, Alabama



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