

20210819000405560
08/19/2021 12:39:19 PM
ORDER 1/2



ELECTRONICALLY FILED
8/16/2021 2:14 PM
58-CV-2020-000288.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

BARRETT MASON,)	
Plaintiff,)	
)	
V.)	Case No.: CV-2020-000288.00
)	
PNC BANK FKA NATIONAL BANK OF)	
COMMERCE,)	
Defendant.)	

ORDER

The Joint Stipulation and Consent Settlement submitted by the Parties is **GRANTED**.

The real property (Property) made the basis of this suit is more commonly known as, 635 Bennett Drive, Alabaster, Alabama and is more particularly described as:

Lot 12, Block 2, According to a resurvey of Fernwood, third Sector, Recorded in Map Book 7, Page 80, in the Probate Office of Shelby County, Alabama.

The Parties agree PNC's Home Equity Line of Credit Modification Agreement (PNC Lien), executed by James N. Carroll and Betty L. Carroll, dated July 30, 2012, and recorded September 17, 2012 at Instrument: 20120917000353070, is a valid, first-position, lien against the Property.

Defendant agrees to accept the total sum of Sixty-Eight Thousand Five Hundred Dollars 00/100 (\$68,500.00), as full satisfaction of the PNC Lien.

Plaintiff will sell the Property in a commercially reasonable manner that renders the highest and best sales price. Defendant will agree to accept payment to satisfy the PNC Lien from the sale proceeds of the Property. The PNC Lien shall be satisfied on the day of closing of the Property by Cashier's Check, Money Order, or other Certified Funds.

If the sale of the Property does not yield enough proceeds to satisfy the full

20210819000405560 08/19/2021 12:39:19 PM ORDER 2/2

amount stated herein, Plaintiff shall have the difference available at the time of closing in the form of a Cashier's Check, Money Order, or other Certified Funds.

Upon receipt of the full funds satisfying the PNC Lien, Plaintiff will promptly file a Satisfaction of Mortgage with the Judge of Probate for Shelby County, Alabama.

If Plaintiff does not satisfy the PNC Lien at the time of the sale of the Property, Defendant will maintain the PNC Lien against the Property until such time as the full amount owed to satisfy the PNC Lien, Eighty-Two Thousand One Hundred and Thirty Dollars 84/100 (\$82,130.84) is satisfied.

This Order shall be recorded with the Judge of Probate for Shelby County, Alabama and be indexed under the names: Mason Barrett, James N. Carroll and Betty L. Carroll, and the Property address, to put all persons searching title on notice of this agreement and the validity of the PNC Lien.

Once all conditions above are met, the Parties are to notify the Court so this matter may be disposed.

This matter is hereby set for STATUS on December 21, 2021 at 9:00 a.m. in Courtroom 3B with Judge Lara M. Alvis.

DONE this 16th day of August, 2021.

/s/ LARA M ALVIS
CIRCUIT JUDGE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2021 12:39:19 PM
\$27.00 BRITTANI
20210819000405560

Allen S. Bayl