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58-CV-2020-900060 00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

**IN THE CIRCUIT COURT OF SHELBY COUNTY,**

BAILEY KEN,  
Plaintiff,

V.

DUNCAN IRENE,  
DUNCAN J.T.,  
MOORE MIRANDA,  
COPE TAMMIE ET AL,  
Defendants.

Case No.: CV-2020-900060.00



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Shelby Cnty Judge of Probate, AL  
04/07/2022 01 36 53 PM FILED/CERT

**Final Judgment**

This matter is before the Court on Plaintiff's Motion for Default Judgment against Defendants, Miranda Moore and Tammie Cope aka Tammie Duncan and Motion for Summary Judgment against Defendant, Brandon Mark Duncan regarding its Complaint to Quiet Title to certain lands situated in Shelby County, Alabama.

The Court, upon hearing arguments on Plaintiff's Motion for Summary Judgment against Defendant, Brandon Mark Duncan and having been made aware that Defendants, Miranda Moore and Tammie Cope aka Tammie Duncan were duly served with a copy of the Summons and Complaint on November 6, 2020, and having failed to answer or otherwise appear and defend this matter, **ORDERS and DECREES** the following:

Defendants Miranda Moore and Tammie Cope aka Tammie Duncan were duly served with a copy of the Summons and Complaint on November 6, 2020 and has failed to appear or otherwise defend this matter. It is hereby **ORDERED** that a judgment be entered against Miranda Moore and Tammie Cope aka Tammie Duncan in favor of Plaintiff, Ken Bailey;

**IT IS THEREFORE ORDERED AND ADJUDGED**, that Plaintiff is entitled to

judgment as a matter of law as claimed in the complaint entered in favor of the Plaintiff and against Defendants Brandon Mark Duncan, Miranda Moore and Tammie Cope aka Tammie Duncan.

This Court further finds that a valid tax sale occurred on May 2, 2011 and that at that time the lands made the basis of this action were bid in for the State of Alabama for the sum of said taxes, fees, costs, and expenses and that after the passage of the time for redemption of said lands, the State of Alabama conveyed said lands to Plaintiff, Ken Bailey by Tax Deed recorded at Inst. # 20160525000179560 and Plaintiff has held and holds title to said lands by virtue of said Tax Deed.

**IT IS THEREFORE ORDERED AND DECREED** that all right, title, interest and ownership of the Plaintiff, Ken Bailey, in and to the property is hereby established and forever quieted *in rem* and *in personam* against the property located at 1405 Allen Drive, Alabaster, AL 35007, and more specifically described as follows:

**BEGIN AT THE SW CORNER OF THE N ½ OF SW ¼ OF SE ¼ OF SECTION 25, TOWNSHIP 20, RANGE 3 WEST, AND RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID TWENTY ACRE TRACT 150 FEET TO A POINT; THENCE TURN AN ANGLE OF THE RIGHT OF 90 DEGREES AND RUN EASTERLY PARALLEL WITH THE NORTH BOUNDARY OF SAID TWENTY ACRE TRACT 138 FEET; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN THENCE SOUTHERLY PARALLEL WITH THE WEST BOUNDARY OF SAID TWENTY ACRE TRACT 150 FEET; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID TWENTY ACRE TRACT 138 FEET TO POINT OF BEGINNING.**

Costs of Court taxed as paid.

DONE this 21<sup>st</sup> day of March, 2022.

  
PATRICK E. KENNEDY  
CIRCUIT JUDGE