

20220823000330260 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/23/2022 11:06:50 AM FILED/CERT

CIVIL NO.: CV-2006-000353

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THIS CAUSE coming before the Court on Defendant Marva Montgomery's Motion to Alter, Amend or Vacate Final Order Quieting Title to Real Estate and Amended Final Order Quieting Title to Real Estate, and upon consideration thereof, said Motion is granted, and the Court herewith amends the Final Order Quieting Title to Real Estate and the Amended Final Order Quieting Title to Real Estate by adding the following:



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1. That Defendant Marva Montgomery is the sole and exclusive owner of the herein below described real estate in fee simple absolute, having proved superior title to any and all named parties in this matter. Title is hereby quieted and vested in the Defendant, Marva Montgomery, and all other claims and interest of any party named in these cases are hereby divested of and terminated in and to the following property awarded to Defendant Marva Montgomery, the said property being more particularly described as follows:

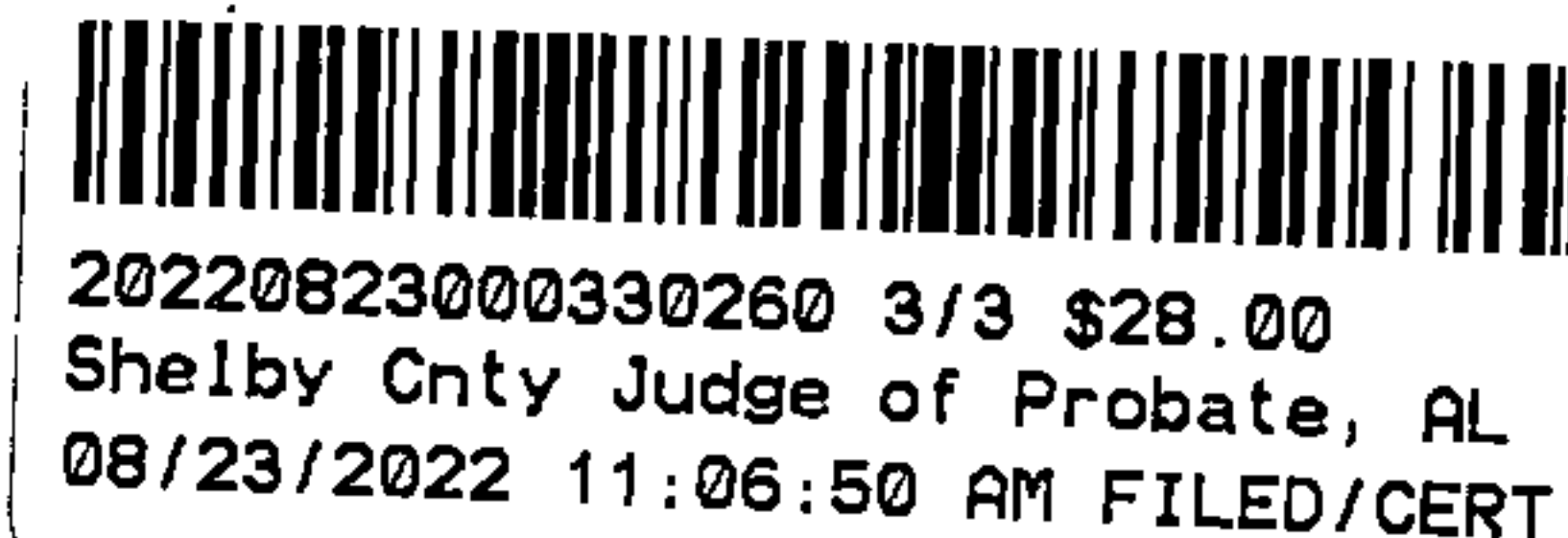
PARCEL A

A parcel of land in the Southwest quarter of the Southwest quarter of Section 1, Township 21 South, Range 3 West, being a part of "Nickerson's Addition to Alabaster", recorded in Map Book 3 at Page 69, of the Map Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 1; thence N 88 degrees 36' 41" W, along the North line of said Sixteenth Section, a distance of 329.38 feet to a point; thence South 04 degrees 02' 59" W, a distance of 163.71 feet to a judicial monument, set, stamped "CV2006 354", on the West right-of-way of Eleventh Avenue SE, at the point of beginning; thence S 04 degrees 02' 59" W, along said West right-of-way, a distance of 191.79 feet, to a judicial monument, set, stamped, "CV2006 354"; thence N 85 degrees 28' 43" W, a distance of 90.38 feet to a judicial monument, set, stamped "CV2006 354"; thence N 08 degrees 57' 03" E, a distance of 99.30 feet to a judicial monument, set, stamped "CV2006 354", at a power pole; thence N 37 degrees 23' 34" W, a distance of 121.19 feet to a 3/4" iron bar found; thence N 82 degrees 30' 04" E, a distance of 41.10 feet to a judicial monument, set, stamped "CV2006 354", at a broken off T-post; thence S 82 degrees 40' 52" E, a distance of 122.03 to the point of beginning. The herein described parcel contains 0.488 acres of land.

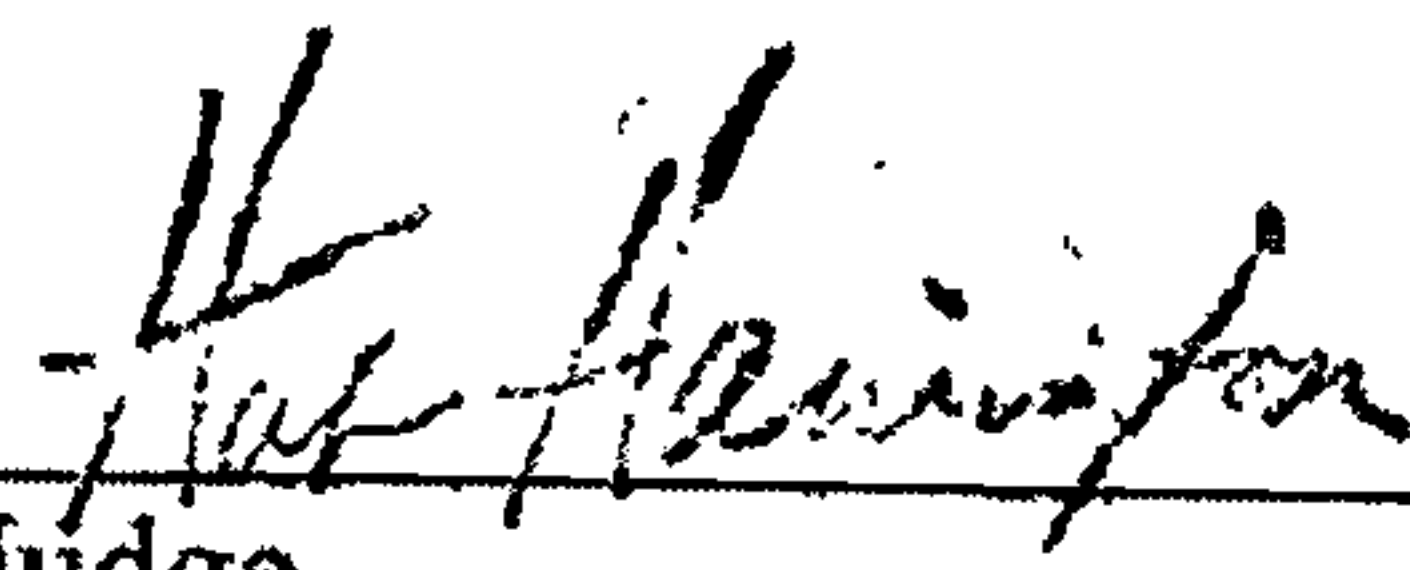
According to Judicial Survey performed by Wheeler Surveying and Mapping, Drawing No. 09-007-1, dated February 12, 2014.

2. That all other provisions of the Final Order Quieting Title to Real Estate




and Amended Final Order Quieting Title to Real Estate not otherwise modified shall remain in full force and effect.

DONE and ORDERED this 19th day of August, 2022.



Circuit Judge

Certified a true and correct copy
Date: 8/24/22



Mary H. Hays, Circuit Clerk
Shelby County, Alabama