



ELECTRONICALLY FILED
11/2/2021 2:27 PM
58-CV-2017-900377.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

BEARD WALTER,
Plaintiff,

V.

GARCIA CARLOS ALBERTO SANTINI,
Defendant.

Case No.: CV-2017-900377.00



20221205000442100 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
12/05/2022 01:28:13 PM FILED/CERT

Order

This cause coming on to be heard and upon the pleadings and proof offered by all parties and court taking judicial knowledge of the outstanding balance paid to the clerk of the court, Mary Harris, the court finds that the mortgage to Walter Beard by the defendant is hereby satisfied. The Court also takes judicial knowledge that Walter Beard is deceased and the estate of the plaintiff, Walter Beard, is now pending in the Probate court of Shelby County, Alabama. The court therefore substitutes the Estate of Walter Beard as the real party in interest in this case.

Upon the foregoing, the court hereby directs that John Beard, the Executor of the estate of Walter Beard, is hereby directed to execute a warranty deed to the defendant, Carlos Alberto Santin Garcia, for the property located at 104 Trail Circle, Alabaster, Alabama. Said deed shall be prepared and executed within 30 days from the date of this order and delivered for recording to the attorney for the defendant, Yu Huang, One Perimeter Park South Suite 100 N., Birmingham, AL 35243.

All costs are taxed as paid.

DONE this 2nd day of November, 2021.

H. Harris

CIRCUIT JUDGE

Certified a true and correct copy

Date: 12/05/2022

Mary H. Harris KH

Mary H. Harris, Circuit Clerk
Shelby County, Alabama