

Tract 3

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

CLERK'S DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That pursuant to the Order of Sale entered in the case of API, LLC v. George Green, et al., Circuit Court of Shelby County, Alabama, Case No. CV2018-900275, a copy of which is attached hereto, and for and in consideration of the sum of Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00) in hand paid to Mary H. Harris, Clerk of the Circuit Court of Shelby County, Alabama (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby grants, sells, and conveys to API, LLC (hereinafter called GRANTEE) all right, title, interest, and claim of any person or entity who or which may claim any right, title or interest in or to the following described real estate situated in Shelby County, Alabama, to-wit:

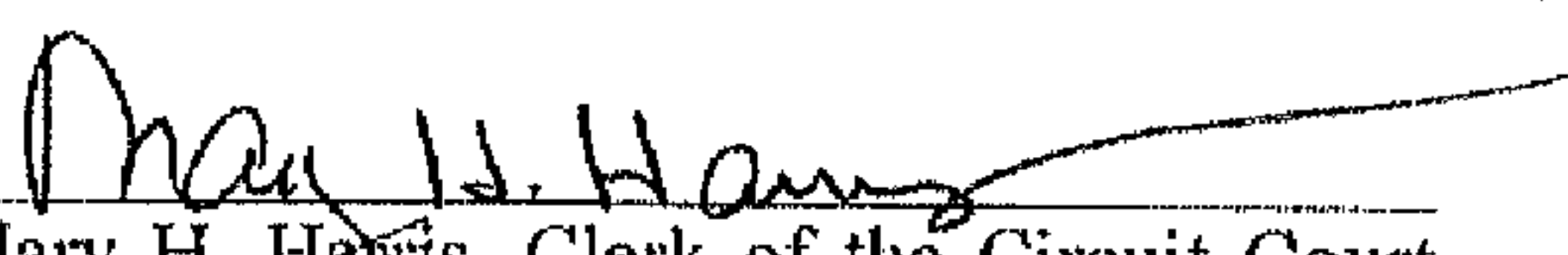
Lots 27 and 28 in Block A, Nickerson's Addition to Alabaster, as recorded in Map Book 3, Pages 61 and 69, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT (1) parcel conveyed to John Lee Allen and wife, Louise Allen, by deed recorded in Deed Book 215, page 83, in the Probate Office of Shelby County, Alabama, (2) parcel conveyed to Essie Green Smith by deed recorded as Instrument # 2001-23106 in the Probate Office of Shelby County, Alabama, and (3) parcel conveyed to Essie Green Smith and husband, Curtis Smith, by deed recorded in Deed Book 242, page 398, in the Probate Office of Shelby County, Alabama. Tax ID # 23-1-01-3-001-029.000.

GRANTEE API, LLC is also known as Alumni Property & Investments, LLC.

The GRANTOR executes this instrument in her capacity as Clerk of the Circuit Court of Shelby County, Alabama, and does not personally or individually warrant title to the above described property.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 18 day of August, 2021.


Mary H. Harris, Clerk of the Circuit Court
of Shelby County, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, whose name as Clerk of the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Clerk executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2021.

Stacy M Padgett
Notary Public

My commission expires: 7/23/23

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Mary H. Harris	Grantee's Name	API, LLC
Mailing Address	P.O. Box 1810	Mailing Address	2000 Lay Dam Road
	Columbiana, AL 35051		Clanton, AL 35045
Property Address	7th Place SE	Date of Sale	8/18/21
	Alabaster, AL 35007	Total Purchase Price	\$ 250,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other court order case no. cv-2018-900275
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

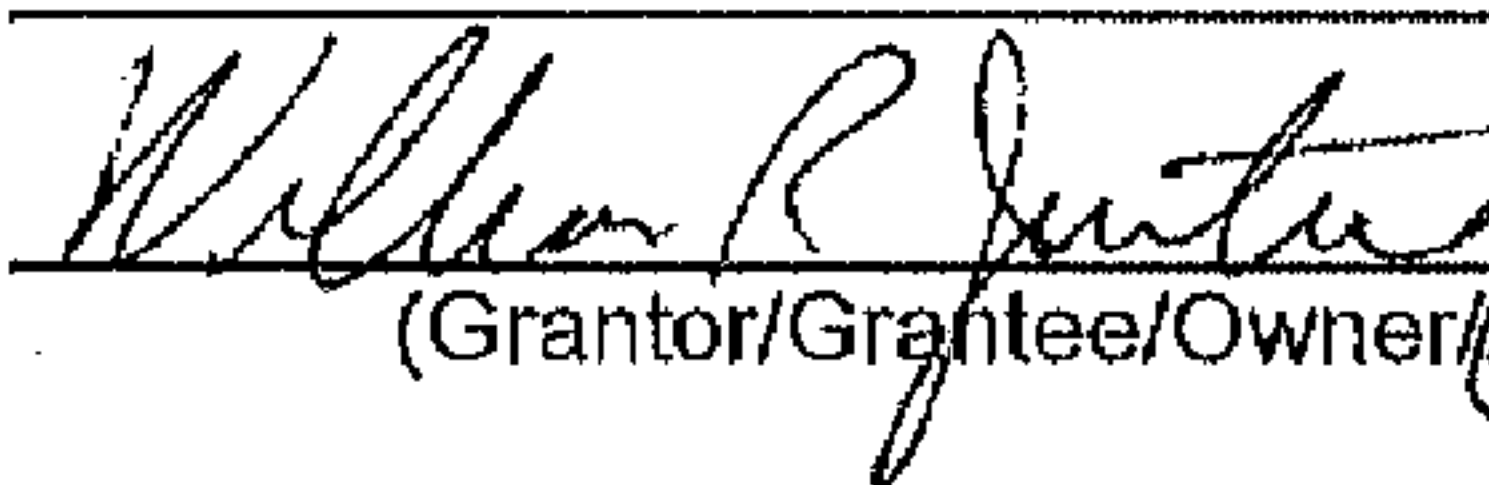
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/7/21Print William R. Justice

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



AlaFile E-Notice

58-CV-2018-900275.00

Judge: PATRICK E. KENNEDY

To: JUSTICE WILLIAM ROBERT
wjjustice@wefhlaw.com

NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

API, LLC V. GEORGE GREEN ET AL
58-CV-2018-900275.00

The following matter was FILED on 4/7/2021 4:58:20 PM

Notice Date: 4/7/2021 4:58:20 PM

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

DOCUMENT 299



ELECTRONICALLY FILED
4/7/2021 4:58 PM
58-CV-2018-900275.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

API, LLC, a limited liability company,

Plaintiff,

v.

GEORGE GREEN; et al.,

Defendants.

CASE NO. CV-2018-900275

ORDER AND NOTICE

The Court has been informed by Plaintiff API, LLC, that it is ready to proceed with the purchase of the property in this case by depositing the purchase money with the clerk of this Court. The Court orders that the purchase money be deposited with the clerk of this court no later than August 15, 2021.

The Court finds that, due to the large number of defendants in this case who are or may be entitled to share in the proceeds of the sale, a review of the names and addresses of possible claimants is advisable. The Plaintiff has submitted the list of names and addresses of descendants of Willie Green and Annie Green attached hereto and has represented to the Court that this is the most up to date information available to the Plaintiff. The Clerk is directed to mail a copy of this Order with the attached list to each person named on the list for which an address is given. All persons on the list are urged to furnish to the Plaintiff, the Clerk, or the Court any corrections or updated addresses of which they may be aware prior to the hearing set below.

The Court by this Order notifies all persons who are descendants of Willie Green and Annie Green who claim a share of the proceeds of the sale of the property in this case that a

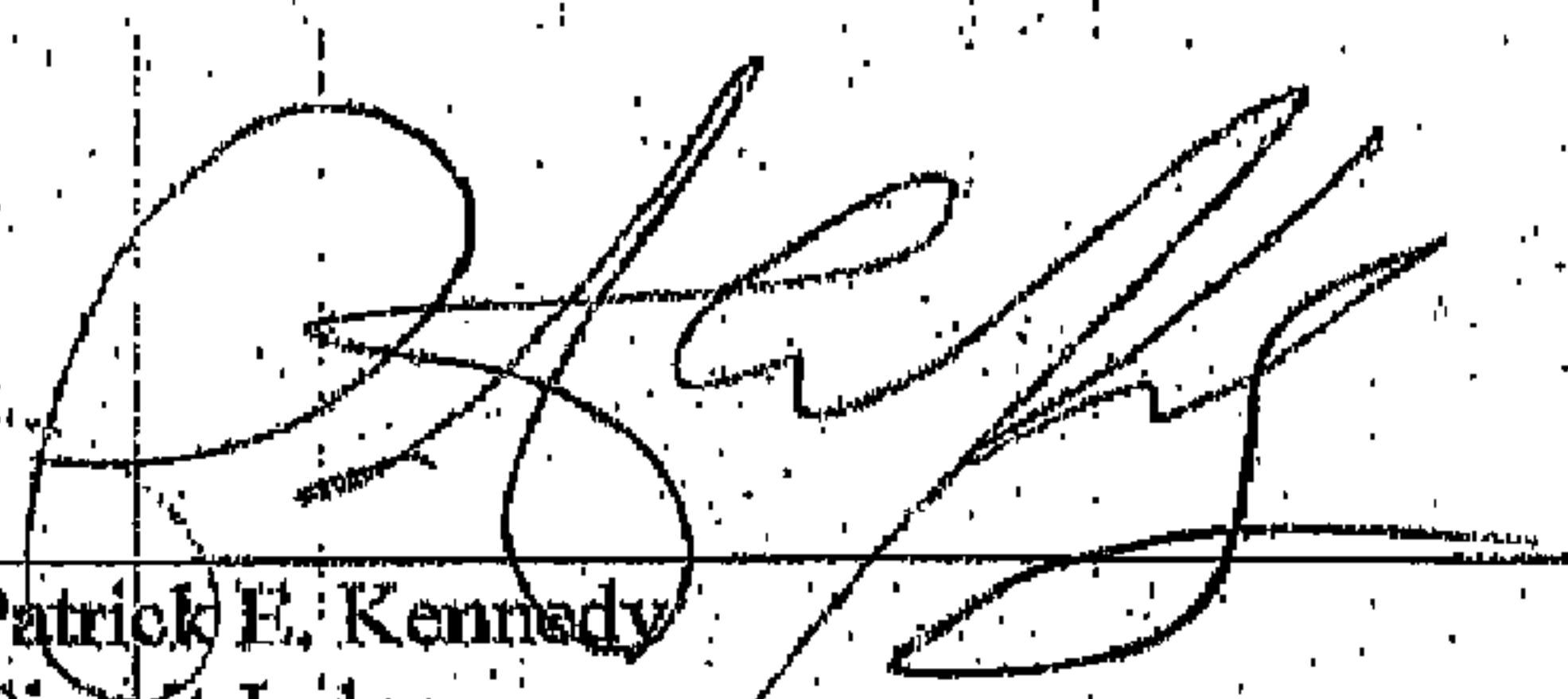
DOCUMENT 299

hearing is set for 1:30 p.m. on the 20th day of July, 2021, at which time they may present in person any evidence they may have as to the correctness of the list of names and addresses of descendants of Willie Green and Annie Green or the entitlement of any such persons to a share of the sale proceeds in this case. The parties may appear in person at the Shelby County Courthouse in Courtroom 2A or via Zoom (see Zoom information below). Such evidence may also be presented prior to the hearing by a signed and dated writing mailed or delivered to the Clerk of this Court.

Join meeting: Meeting ID: 875 209 2719

Passcode: 1425

This 5th day of April, 2021.


Patrick E. Kennedy
Circuit Judge

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DESCENDANTS OF WILLIE GREEN & ANNIE GREEN
FURNISHED BY PLAINTIFF API, LLC
April 2, 2021

I. George Green (deceased)

- A. **Annette Green** - 1361 Ebenezer Road, Brierfield, AL 35035
- B. **Cynthia Moore** - c/o Annette Green, 1361 Ebenezer Road, Brierfield, AL 35035
- C. **Yvonne Silas** - 305 Selma Road, Montevallo, AL 35115
- D. **Dora Clayton** - 1303 Ebenezer Road, Brierfield, AL 35035
- E. **Lee James Milton, Sr.** - 3461 County Road 46, Montevallo, AL 35115
- F. **Douglas Green** - c/o Yvonne Silas, 305 Selma Road, Montevallo, AL 35115
- G. 3 predeceased children

II. James Green (deceased)

A. Leroy Green (deceased)

- 1. **Mark Green** - 2588 Scurlock Road, Helena, AL 35080
- 2. **Leroy Green** - c/o John Aaron, Attorney, 131 First Street S, Alabaster, AL 35007
- 3. **David Green** - c/o John Aaron, Attorney, 131 First Street S, Alabaster, AL 35007

B. Robert Charles Green (deceased)

- 1. **Jimmy Green** - P.O. Box 1107, Alabaster, AL 35007
- 2. **Willie Earl Green** - P.O. Box 1107, Alabaster, AL 35007
- 3. **Arnita Underwood King** - 956 2nd Avenue NW, Alabaster, AL 35007

C. Price Green, Sr. (deceased)

- 1. **Price Green, Jr. (deceased)**
 - a. **Berry Green** - 1660 18th Way SW, Birmingham, AL 35211
 - b. **Tanya Tucker** - P.O. Box 1458, Alabaster, AL 35007
 - c. **Garrard Landers** - 121 Port South Lane, Alabaster, AL 35007
- 2. **Tommy Green** - 1021 Alabama Hwy 191, Jemison, AL 35085
- 3. **Carolyn G. Farley** - P.O. Box 885, Alabaster, AL 35007
- 4. **Danny Green** - 237 Cedar Meadow Pkwy, Maylene, AL 35114
- 5. **Alonzo Green, Sr.** - 345 Wade Drive, Montevallo, AL 35115

D. Ysee Green (deceased)

- 1. **Warren J. Green** - 932 Willow Bend Road, Pelham, AL 35124
- 2. **Savannah Green** - 1245 Centre Parkway #105, Lexington, KY 40517
- 3. **Annette Green** - 100 Lake Shore Drive Apt 105, Lexington, KY 40502
- 4. **James E. Green** - 1245 Centre Parkway #105, Lexington, KY 40517

E. Willie James Green, Sr. (deceased)

- 1. **Pamela Denise Lee** - 17073 Coal Kiln Road, Painter, VA 23440
- 2. **Willie James Green, Jr.** - 1361 Ebenezer Road, Brierfield, AL 35035
- 3. **Cedric Orlando Green** - 1361 Ebenezer Road, Brierfield, AL 35035
- 4. **Christopher Wayne Green** - 904 Barnford Mill Road, Wake Forest, NC 27587
- 5. **Sharon Ball** - 8408 3rd Avenue North, Birmingham, AL 35206

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- F. **Sylvester Green** - 1746 21st Avenue, Calera, AL 35040
- G. **Roland Green** - 1120 Village Trail, Calera, AL 35040
- H. **Timmy Lee Green** - 586 McKinley Avenue, Akron, OH 44311
- I. **Lewis Green** - 606 Western Club Drive, Decatur, GA 30034
- J. **Anna Mae Price** (deceased)
 - 1. **Latoya Price** - 163 11th Street SE, Alabaster, AL 35007
- K. **Mamie McDade** (deceased)
 - 1. **Gary Green** - 1280 7th Avenue, Akron, OH 44306
- L. **Diane Green** - 163 11th Street SE, Alabaster, AL 35007
- M. **Rosetta Green** - 155 11th Street SE, Alabaster, AL 35007
- N. **Wilma Galters** - 109 Shiloh Creek Drive, Calera, AL 35040
- O. **Marie Hawkins** - P.O. Box 1437, Alabaster, AL 35007

III. **Annie Collins** (deceased) - **A. C. Collins** (husband) (deceased)

- A. **Albert Collins** (deceased) - **Raynell Collins** (widow) - 1300 Cloverdale Road, Gadsden, AL 35903
 - 1. **Jeffrey Lane Collins** - 2359 Coats Bend Road, Gadsden, AL 35901
 - 2. **Ronald David Collins** - 321 N 15th Street, Gadsden, AL 35903
 - 3. **Janice Ash** - 1300 Cloverdale Road, Gadsden, AL 35903
 - 4. **Joseph Ray Collins** (deceased) - **Denise Collins** (widow) - 307 Roslyn Drive Gadsden, AL 35901
 - a. **LaShundra Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - b. **Clara Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - c. **Arionna Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - d. **Gregory Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - e. **Seanna Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - f. **Shantavian Collins** - 307 Roslyn Drive, Gadsden, AL 35901
 - 5. **Albert Connell Collins** - 3513 Montrose Avenue, Rainbow City, AL 35906
- B. **Coleman Collins** (deceased) - **Alfretta Collins** (widow) - 601 Magnolia Avenue, Gadsden, AL 35903
 - 1. **Victoria C. Tripp** - 6065 Princess Boulevard, Birmingham, AL 35215
 - 2. **C. Calvin Collins** - 1129 Monte Vista Drive, Gadsden, AL 35904
 - 3. **Marquita C. Collins** (deceased)
 - a. **Joshua M. Trammell** - 601 Magnolia Avenue, Gadsden, AL 35903
 - b. **Maurice A. Trammell, Jr.** - 601 Magnolia Avenue, Gadsden, AL 35903
- C. **Lucy A. Hoyt** - 180 Prattown Lane, Bridgewater, MA 02324
- D. **Sammy Collins** - P.O. Box 2292, Gadsden, AL 35903
- E. **A. C. Collins IV** - 314 North 11th Street, Gadsden, AL 35901
- F. **Earnestine Williams** (deceased)
 - 1. **Anita Carroll** (also heir of A. C. Collins named in will) - P.O. Box 847, Gadsden, AL 35901
 - 2. **Alfred Collins** (deceased)
 - a. **Tina Collins Strong** - 3102 Samson Ave., Gadsden, AL 35094
 - b. **Deisha Collins** - 1400 South Long Street, Lot #1424, Opelika, AL 36801

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G. Theodore Collins - 2105 Monroe Street, Gadsden, AL 35904

IV. Carrie Speigner (deceased)

A. Albert Speigner, Sr. (deceased) - Leola Speigner (widow) - P.O. Box 1121, Alabaster, AL 35007

1. Albert Speigner, Jr. (deceased) - Teresa Speigner (widow) - 903 Edgewood Drive, Gadsden, AL 35901

a. Travis Speigner - 720 Ewing Avenue Apt. 121, Gadsden, AL 35901

b. Albert Speigner, III - 720 Ewing Avenue Apt. 121, Gadsden, AL 35901

c. Angelica Speigner - 1370 Chestnut Street, Gadsden, AL 35901

d. Albenique Speigner - 720 Ewing Avenue Apt. 121, Gadsden, AL 35901

e. Tristian Speigner - c/o Teresa Speigner, 903 Edgewood Drive, Gadsden, AL 35901

2. Jerome Speigner - 221 Village Drive, Calera, AL 35040

3. Carolyn Adams - 2205 Norris Avenue, Gadsden, AL 35904

4. Sharon Gross (deceased) - Greg Gross (husband) 7760 Indian Gap Trail, McCalla, AL 35111

a. Halrisha McCoy - 16441 Waterbury Lane, Moundville, AL 35474

b. Keona Speigner - 16441 Waterbury Lane, Moundville, AL 35474

5. Rodney Johnson - 117 4th Avenue NE, Alabaster, AL 35007

6. Dennis Gaiters - 120 Gaiters Drive, Calera, AL 35040

7. Hollery Harris - 120 Rushton Lane, Calera, AL 35040

8. Debbie Speigner - unknown

B. Sammy Speigner, Jr. (deceased) - Mamie Speigner (widow) - 413 Hillside Avenue Bessemer, AL 35020

1. Angela Speigner - 413 Hillside Avenue, Bessemer, AL 35020

2. Annette Speigner - 413 Hillside Avenue, Bessemer, AL 35020

C. Lula Jean Cunningham (deceased)

1. Johnny Ray Speigner - 104 7th Place SE, Alabaster, AL 35007

2. Dorothy Jean Askew - 1116 Garnett Drive, Calera, AL 35040

3. Cynthia Russell - 744 23rd Avenue, Calera, AL 35040

V. Louise Gilmore (deceased)

A. Angella G. King - P.O. Box 2072, Alabaster, AL 35007

VI. John Allen Green, Sr. (deceased)

A. John A. Green, Jr. - 788 Merlin Drive, Calera, AL 35040

B. Debbie Green McNeal - P.O. Box 245, Alabaster, AL 35007

C. Brenda Green (deceased)

1. Erica Green - 124 Mt. Olive Road, Alabaster, AL 35007

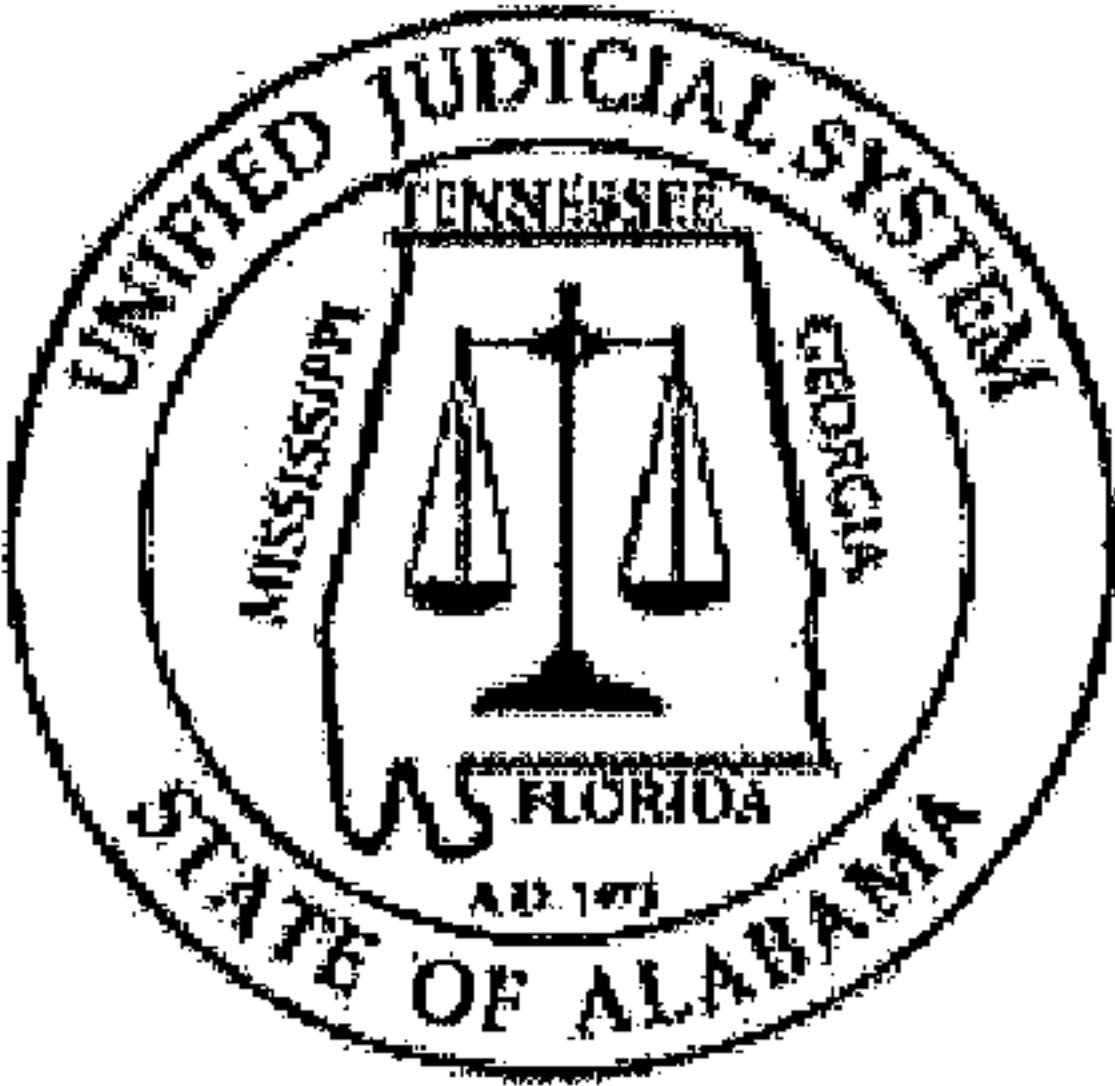
2. Donna Green - 125 Selma Road, Montevallo, AL 35115

3. Ticole Harris - 809 Tyler Circle Apt E, Hoover, AL 35226

VII. Mattie Woodson (deceased)

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- A. Virgil Lee Woodson (deceased) - **Coreen Woodson** (widow) - 2942 Port Royal Lane
Decatur, GA 30034
(unknown heirs)
- VIII. **Essie G. Smith** (deceased) - **Curtis Smith, Jr.** (personal representative) - c/o Christopher
Smitherman, Attorney, P.O. Box 261, Montevallo, AL 35115
- A. **Curtis Smith, Jr.** (share conveyed to Plaintiff **API, LLC**) - c/o William R. Justice,
Attorney, P.O. Box 587, Columbiana, AL 35051
- B. **Tonie Marie Smith** - 326 Timber Ridge Trail, Alabaster, AL 35007
- C. **Valeria Smith Williams** - 1571 SW 4th Terrace, Deerfield Beach, FL 33441
- D. **Elaine Smith Rayam** - 326 Timber Ridge Trail, Alabaster, AL 35007
- E. **Kevin Smith** - 1211 Bell Road, Apt 159, Antioch, TN 37013
- IX. **Joseph Lett Green** (deceased)
- A. **Joseph C. Green** (deceased) - **Brenda Rowland** (widow) - 1563 Welcome
Sargent Road Newnan, GA 30263
1. **Rico Green** - 1563 Welcome Sargent Road, Newnan, GA 30263
2. **Johnny Green** - 924 Jean Avenue, Akron, OH 44310
3. **Gary Green** - 924 Jean Avenue, Akron, OH 44310
- B. **Darrien Green** - P.O. Box 325, Alabaster, AL 35007
- C. **Alice G. Robinson** - 3030 Exeter Avenue, Bessemer, AL 35020
- D. **Jesse Green** - 1473 Ranger Loop Drive, Apt 402, Woodbridge, VA 22191
- E. **Louis Green** (address unknown)
- F. **Horace Green** - 605 Clematis Drive, Nashville, TN 37205
- X. **Lewis Green** (deceased)
- A. **Teresa A. Green** - 780 Noah Avenue, Akron, OH 44320
- XI. **Willie Green** (deceased)
- A. **Wilma Smith** - 780 Noah Avenue, Akron, OH 44320
- B. **Willie Hosey** - 234 Hawk Avenue, Akron, OH 44312
- C. **Lionel Snelley** - unknown
- D. **Sylvester Green** - unknown
- XII. **Rosie Lee Posey** - 305 7th Court North, Pell City, AL 35125



AlaFile E-Notice

58-CV-2018-900275.00

Judge: HEWITT L CONWILL

To: JUSTICE WILLIAM ROBERT
wjjustice@wefhlaw.com

NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

API, LLC V. GEORGE GREEN ET AL
58-CV-2018-900275.00

The following matter was FILED on 12/10/2018 1:26:04 PM

Notice Date: 12/10/2018 1:26:04 PM

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

DOCUMENT 219



ELECTRONICALLY FILED
12/10/2018 1:25 PM
58-CV-2018-900275.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

API, LLC, a limited liability company,

Plaintiff,

v.

GEORGE GREEN; et al.,

Defendants.

CASE NO. CV-2018-900275

ORDER OF SALE

The Plaintiff API, LLC having requested the Court to authorize the sale of the interests of cotenants who requested partition by sale, as permitted in Ala. Code § 35-6A-7(f), as well as the interest of all other cotenants, the Court hereby determines that partition in kind would result in great prejudice to the cotenants because the property is of such small size and irregular shape that it cannot be practicably divided among the cotenants, partition in kind would apportion the property in such a way that the aggregate fair market value of the parcels resulting from the division would be materially less than the value of the property if it were sold as a whole, and the property is unoccupied and no cotenant is making use of it to an extent to which such cotenant would be harmed if the cotenant could not continue to use the property. Therefore, partition by sale is appropriate and is so ordered.

IT IS HEREBY ORDERED that the offer of Plaintiff to purchase the property at private sale for the sum of \$250,000.00 is approved. Plaintiff shall deposit the purchase price with the clerk no later than March 3, 2019, for disposition as provided by further order of the Court. Upon such payment, the clerk shall execute and deliver a deed transferring title to the Plaintiff.

DOCUMENT 219

Distribution of the proceeds is subject to further order of this Court.

This 10th day of December, 2018.


Circuit Judge



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 11:43:19 AM
\$308.00 BRITTANI
20230227000052180

