

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

William R. Justice
P. O. Box 587
Columbianna, 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. Lula Jean Cunningham, et al., Circuit Court of Shelby County, Alabama, Case No. CV2017-901125, a copy of which is attached hereto, and for and in consideration of the sum of Two Hundred Five Thousand and no/100 Dollars (\$205,000.00) 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:

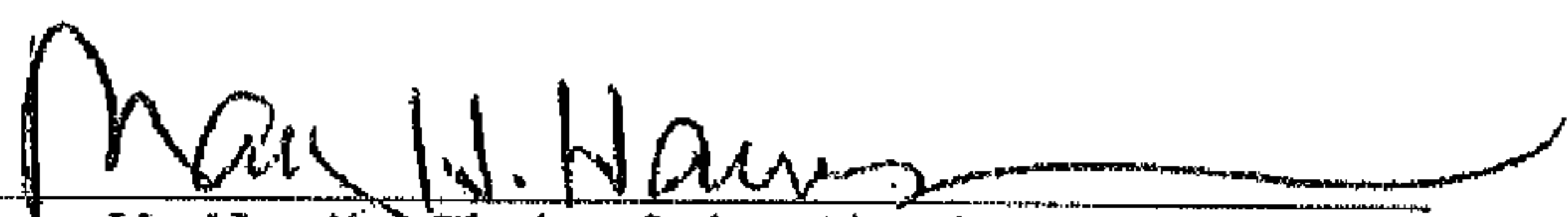
Lot 26 in Block A, according to Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 61, and Page 69, in the Probate Office of Shelby County, Alabama. Tax ID # 23-1-01-3-001-031.000.

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.

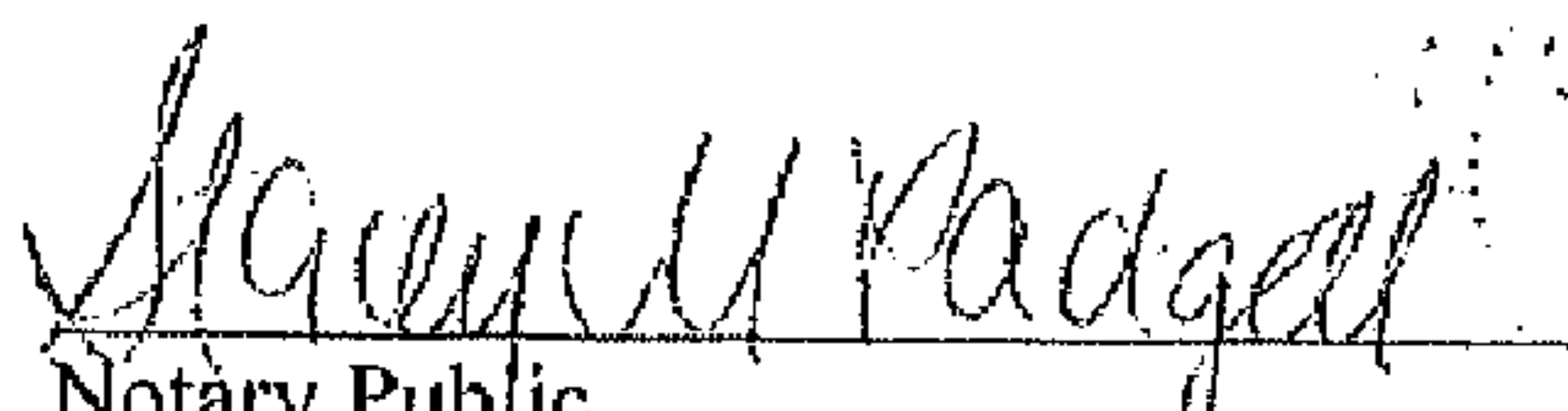
Given under the hand and seal of GRANTOR, this 13 day of April, 2022.


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 13th day of April, 2022.


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	<u>Mary H. Harris</u>	Grantee's Name	<u>API, LLC</u>
Mailing Address	<u>P.O. Box 1810</u>	Mailing Address	<u>2000 Lay Dam Road</u>
	<u>Columblana, AL 35051</u>		<u>Clanton, AL 35045</u>
Property Address	<u>7th Place SE</u>	Date of Sale	<u>4/13/22</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 205,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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-2017-901125
☐ 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 4/13/22Print William R. JusticeUnattested

(verified by)

Sign

William R. Justice

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



AlaFile E-Notice

58-CV-2017-901125.00

Judge: LARA M ALVIS

To: JUSTICE WILLIAM ROBERT
wjjustice@wefhlaw.com

NOTICE OF ELECTRONIC FILING

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

API, LLC V. LULA JEAN CUNNINGHAM ET AL
58-CV-2017-901125.00

The following matter was FILED on 12/8/2021 11:05:07 AM

Notice Date: 12/8/2021 11:05:07 AM

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 343



ELECTRONICALLY FILED
12/8/2021 11:05 AM
58-CV-2017-901125.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

API, LLC, a limited liability company,

Plaintiff,

v.

LULA JEAN CUNNINGHAM, et al.,

Defendants.

CASE NO. CV-2017-901125

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 December 31, 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 Carry Spigner (Speigner) 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, as well as any corrections to the names and/or relationships of the heirs shown on the list.

The Court by this Order notifies all persons who are descendants of Carry Spigner (Speigner) who claim a share of the proceeds of the sale of the property in this case that a

DOCUMENT 343

hearing is set for March 15, 2022 1:30 p.m., at which time they may present in person any evidence they may have as to the correctness of the list of names, addresses, and relationships of descendants of Carry Spigner (Speigner) 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 3B 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 Virtual Hearing.

<https://www.zoom.us/j/99076961778?pwd=Rk5TbmpVZEdGUjZ1ErNUZwZz09>

Meeting ID: 990 7696 1778

Password: 438330

This 8th day of December 2021.

/S/ LARA M. ALVIS
Circuit Judge

DOCUMENT 343

DESCENDANTS OF CARRY SPIGNER (SPEIGNER)

July 30, 2021

- I. Samuel Speigner, Sr. (deceased) - Carrie Green Speigner (widow) (deceased)
 - A. Albert Speigner, Sr. (deceased) - Leola Speigner (widow) (share conveyed to Halrisha McCoy and Hollery Harris)
 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** - 720 Ewing Avenue Apt. 139, 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 (share conveyed to **API, LLC**) - c/o William R. Justice, Attorney, P.O. Box 587, Columbiana, AL 35051
 - b. **Keona Speigner** - 16441 Waterbury Lane, Moundville, AL 35474
 5. **Rodney Johnson** - 117 4th Avenue NE, Alabaster, AL 35007
 6. Dennis Gaiters (deceased)
 - a. **Dwight White** - 820 46th Street N, Birmingham, AL 35212
 - b. **Rosaline King** - 1133 Village Trail, Calera, AL 35040
 - c. **Damien Gaiters** - 4517 Spring Mountain Lane, Powder Springs, GA 30127
 - d. **Trent Gaiters** - 2200 Greenview Circle, Lynden, WA 98264
 7. **Hollery Harris** - 120 Rushton Lane, Calera, AL 35040
 - 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
- II. King David Speigner (deceased) - heirs unknown
- III. Beatrice Speigner (deceased)
 - A. Mary Wright (deceased)
 1. John Allen McDade (deceased)

DOCUMENT 343

- a. **Richard Russell** - c/o Jeffrey W. Salyer & Darrin R. Marlow, Attorneys, P.O. Box 1111, Calera, AL 35040
- b. **Otis Bivins** - P.O. Box 303, Saginaw, AL 35137 (currently Shelby County Jail)
- c. **Veronica Bivins Shields** - P.O. Box 1306, Alabaster, AL 35007
- d. **Ann McDade** - P.O. Box 303, Saginaw, AL 35137
2. **Brenda Wooley** (deceased)
 - a. **Chris Wooley** - c/o Jeffrey W. Salyer, Attorney, P.O. Box 1111, Calera, AL 35040
 - b. **Chadrick Wooley** - 1739 Tahiti Lane, Alabaster, AL 35007
 - c. **Brad Wooley** - 203 Rocky Ridge Drive, Helena, AL 35080
3. **Audrey Alexander** (adopted) - 155 11th Avenue SE, Alabaster, AL 35007

IV. **Alberta S. Woodson**

- A. **Luther Woodson, Sr.** (deceased)
 1. **Luther Woodson, Jr.** - 412 South Stokes Street, Havre de Grace, MD 21078
 2. **Brenda Woodson** - 235 Graham Street, Apt. 12, Montevallo, AL 35115
 3. **Alfreda Woodson** - 5819 Monte Sano Road, Apt. 11, Birmingham, AL 35228
- B. **Patricia Williams** - (deceased - no children)
- C. **Sarah Mae Green** (deceased)
 1. **Brenda Green** (deceased)
 - a. **Donna Green** - 275 Graham Street Apt. #34, Montevallo, AL 35115
 - b. **Erica L. Green** - 61 Montevallo Villa Drive Apt. B6, Montevallo, AL 35115
 - c. **Ticole Harris** - 809 Tyler Circle, Apt E, Hoover, AL 35226
 2. **Debbie McNeal** - P.O. Box 245, Alabaster, AL 35007
 3. **John Allen Green, Jr.** - 788 Merlin Drive, Calera, AL 35040
- D. **Willie Lewis Woodson** (deceased) - **Evelyn B. Woodson** (deceased)
 1. **Annette B. Speigner** - 104 7th Place SE, Alabaster, AL 35007
 2. **Constance Haynes** - P.O. Box 522, Saginaw, AL 35137
 3. **Jennifer Bivins** - 830 Old Highway 31, Alabaster, AL 35007
 4. **Vanessa Taylor** - 828 Old Highway 31, Alabaster, AL 35007
 5. **Tommy Bivins** - 121 Shamrock Road, Anniston, AL 36207
 6. **Jeffrey S. Hall** - 830 Highway 263, Alabaster, AL 35007
 7. **Tammy Bivins** (deceased)
 - a. **Rhonda Wilson** (deceased)
 - i. **Kelsey Bivins** - 828 Old Highway 31, Alabaster, AL 35007
 - ii. **Ken Bivins** - 828 Old Highway 31, Alabaster, AL 35007
 - iii. **Dorian Bivins** - 828 Old Highway 31, Alabaster, AL 35007
 - iv. **Ryana Wilson** - P.O. Box 1472, Alabaster, AL 35007
 - b. **Corlando Bivins** - 11 Young Boulevard, Montevallo, AL 35115
 - c. **Crystal Young** - 217 Tucker Avenue, Birmingham, AL 35215
 - d. **Christopher M. Young** - 830 Old Highway 31, Alabaster, AL 35007
 8. **Bobby Bivins** (deceased)
 - a. **Brittney Farrington** - 2155 18th Street, Apt. 36, Calera, AL 35040
 - b. **Cordero Chapman** - P.O. Box 5, Vincent, AL 35178

DOCUMENT 343

V. Mary S. Nix (deceased)

A. **Velma Caraway** - 15 De Soto Court, Childersburg, AL 35044

B. Doris Branch (deceased)

1. **Tina Denise Trammell** - 848 Magnolia Avenue E, St. Paul, MN 55106

2. **Toni Yvette Matthews** - 848 Magnolia Avenue E, St. Paul, MN 55106

3. **Gail Reno Trammell** - 4616 Luanne Lane, Traverse City, MI 49685

C. **Bobby Nix** - 76 Grove Place, Apt. 13, Frankford, MI 49635

D. **Albert Nix** - c/o Gwen Higgins, 702 North Jackson Street, Kennett, MO 63857

E. Mammie Swain (deceased)

1. **Betty Nix** - 610 Ferry Road, Childersburg, AL 35044

2. **Hope Swain** - 610 Ferry Road, Childersburg, AL 35044

F. Annie Nix (deceased)

1. Mary Louise Nix (deceased)

a. **Robert Earl Nix** - 1175 East 354th Street, Eastlake, OH 44095

b. **Michelle Annette Gainer** - 20471 Trebec Boulevard, Euclid, OH 44119

c. **Eric Antwon Nix** - 1508 106th Street, Cleveland, OH 44106

G. Louise Oliver (deceased)

1. **Charles Oliver** - 700 Grande Avenue, Caruthersville, MO 63830

2. **Barbara Oliver** - 407 Ferguson Avenue, Caruthersville, MO 63830

3. **Alan Oliver** - (address unknown)

H. Mary Evelyn Branch (deceased)

1. **Willie Mae Michelle Monticure** - 300 Silverleaf Road, Apt. 1902, Sweeny, TX 77480

2. **Gwen Higgins** - 702 North Jackson Street, Kennett, MO 63857

3. **Wilson Branch** - 2530 Park Avenue, Johnson City, TN 37601

4. **Christopher Branch** - 1022 North Baldwin Street, Kennett, MO 63857

5. Frederick Branch (deceased)

a. **Seantel Branch** - 310 East 16th Street, Caruthersville, MO 63830

I. Robert Nix (deceased)

1. **Cynthia Nix Hatcher** - 593 Old Kymulga Road, Childersburg, AL 35044

DOCUMENT 298



ELECTRONICALLY FILED
4/26/2019 12:43 PM
58-CV-2017-901125.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

API, LLC,
Plaintiff,

V.

CUNNINGHAM LULA JEAN,
SPEIGNER JEROME,
ADAMS CAROLYN,
GROSS SHARON ET AL,
Defendants.

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) Case No.: CV-2017-901125.00
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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 that it cannot be practicably divided among the cotenants and 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. 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 \$205,000.00 is approved as being more economically advantageous and in the best interest of the cotenants as a group. Plaintiff shall deposit the purchase price with the clerk no later than June 14, 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. Distribution of the proceeds is subject to further order of this Court.

DONE this 26th day of April, 2019.

/s/ LARA M ALVIS
CIRCUIT JUDGE

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 11:50:00 AM
\$251.00 JOANN
20230227000052240

Allen S. Bayl

