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8/16/2023 3:43 PM
58-CV-2020-900926.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY

TINA BOUTWELL,

Plaintiff,

v.

ROYAL CONSTRUCTION &
DEVELOPMENT CO., INC., an Alabama
corporation; OLD CAHABA RESIDENCIAL
ASSOCIATION, INC., an Alabama corporation;
the following described lands in the City of
Helena, Shelby County, Alabama, to wit:
that certain parcel labeled "Park" according
to the survey of Old Cahaba The Park Sector,
as recorded in Map Book 25, Page 117, in the
Probate Office of Shelby County, Alabama, and
amended as recorded in Map Book 25, Page 126,
in the Probate Office of Shelby County,
Alabama;

Defendants.

CASE NO. CV-2020-900926.00



20230905000268340 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
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JUDGMENT

This action came before the Court for hearing on July 31, 2023, and is submitted for judgment on the verified complaint, Plaintiff's motion for default judgment, and her testimony in open court on the same said date.

Publication of the pendency of this action was made in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama on March 26, April 02, April 09, and April 16, 2023, calling upon the defendants, Royal Construction & Development Co., Inc., Old Cahaba Residencial Association, Inc., and its heirs and devisees if dissolved or deceased, to plead, answer or otherwise defend on or before the 16th day of May, 2023. More than sixty days has elapsed from the date of the first publication of said notice and the filing of a certified copy thereof in the office of the Judge of Probate of Shelby County, Alabama.



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The Court finding that the Complaint filed in this action complies in all respects with the requirements of Ala. Code §§ 6-6-560 and -561, and the evidence satisfies the special requirements of Ala. Code § 40-10-82, it is the opinion of the Court that the Plaintiff is entitled to the *in rem* relief prayed for in the Complaint.

Accordingly, it is Ordered, Adjudged, and Decreed:

1. The right, title, interest, and ownership of the Plaintiff in and to the property is hereby established and forever quieted *in rem* and against the Defendants, and the property which is more particularly described as:

That certain parcel of land labeled "Park", according to the survey of Old Cahaba The Park Sector, as recorded in Map Book 25, Page 117, in the Probate Office of Shelby County, Alabama, and as amended as recorded in Map Book 25, Page 126, in the Probate Office of Shelby County, Alabama.

Further, this is the same said parcel as that parcel which was conveyed to Plaintiff via that certain tax deed dated August 8, 2014 and recorded as Instrument # 20140825000266420 in the Probate Office of Shelby County, Alabama and described more fully therein as, to-wit:

Parcel # 5813042010050240000000

Legal Description SUB OLD CAHABA THE PARK SECTOR AMNDED L B MB25 MP 126 DIM 0X0 S20 T20S R03W.

2. The clerk of this Court shall certify copies of this judgment and record the same in the Office of the Judge of Probate of Shelby County, Alabama, and the same shall be indexed in the same books and in the same manner in which deeds are recorded, and said judgment shall be indexed in the name of the Defendant against whom relief is granted in the direct index and in the name of the Plaintiff in possession of the property in the reverse index.

3. The guardian ad litem, Vicki N. Smith, is awarded the sum of \$500.00 as a fee for her services rendered in this action and that said sum has been received by the Guardian Ad Litem.



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4. Costs of this action are taxed to the Plaintiff.

Done and ordered this the 18th day of August, 2023.


Circuit Judge

Certified a true and correct copy

Date: 08/23/2023

Mary H. Harris KH

Mary H. Harris, Circuit Clerk
Shelby County, Alabama