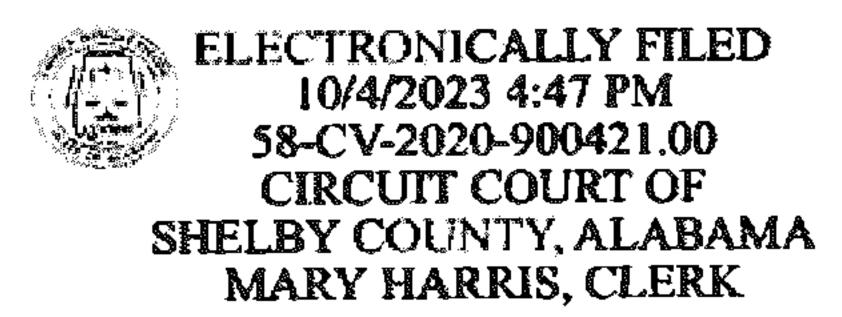
DOCUMENT 81



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC, Plaintiff,)	
V.) Case No.:	CV-2020-900421.00
CHAMBERS NANCY C, HOBBS DAWN W. AKA DAWN COOPER,		
ALEXANDER MIKE F, NORTH SHELBY COUNTY LIBRARY	} \	
DISTRICT ET AL,)	
Defendants.)	

FINAL CONSENT ORDER

THIS MATTER came before the Court upon, Plaintiff, GUARDIAN TAX AL, LLC, ("Guardian") and Defendant("COA") Stipulation and Joint Motion For Consent Judgment. After review of the applicable statutes and precedent case history, with due consideration of the arguments of counsel, the Court finds:

- 1. NANCY C. CHAMBERS, DAWN W. HOBBS aka DAWN W. COOPER and MIKE F. ALEXANDER have transferred their interest in the property via separate Quitclaim Deeds to Guardian Tax AL, LLC.
- 2. That Guardian, Chambers, Cooper, COA, and the Library have reached a settlement agreement.

It is therefore ORDERED:

- 1. That GUARDIAN TAX AL, LLC is declared to be the sole holder in fee simple of the property.
- 2. That the Alabama Department of Revenue having been properly served and having filed an Answer disclaiming any interest in the property on June 15, 2022 [Document 24], this matter is dismissed with prejudice as to Alabama Department of Revenue.
- 3. That Defendant Mike F. Alexander was previously dismissed with prejudice by Order of this Court [Document 59] on March 15, 2022.
- 4. That the Clerk of the Court is authorized and directed to draw a check on the funds deposited in the Registry of the Court and remit the sum of

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\$19,049.69 to CAMBRIAN WOOD CONDOMINIUM, INC. and mail the funds to:

WILLIAM S. HEREFORD Attorney for Cambrian Wood Condominium, Inc. BURR & FORMAN, LLP 420 NORTH 20TH STREET, SUITE 3400 BIRMINGHAM, AL 35203

That the Clerk of the Court is authorized and directed to draw a check on the funds deposited in the Registry of the Court and remit the sum of \$6,738.27 to NORTH SHELBY LIBRARY DISRICT and mail the funds to:

> STEPHANIE LANIER WEEMS Attorney for North Shelby Library MASSESY, STOTSER & NICHOLS, PC 1780 GADSDEN HIGHWAY BIRMINGHAM, AL 35235

That the Clerk of the Court is authorized and directed to draw a check on the funds deposited in the Registry of the Court and remit the sum of \$25,212.04 to NANCY C. CHAMBERS and DAWN W. COOPER and mail the funds to:

> NANCY C. CHAMBERS and DAWN W. COOPER 205 Twin Oaks Way Chelsea, AL 35043

- That the Shelby County Probate Court shall record this Order in the real property records for the County upon presentment of a copy of the Order and payment of the property deed recording fee by Guardian Tax AL, LLC.
 - That costs are taxed as paid. 8.
- The Court hereby dismisses this action, subject to its inherent authority to compel compliance with this judgment and order.

DONE this 4th day of October, 2023.

/s/ LARA M ALVIS

CIRCUIT JUDGECertified a line and correct copy

H. Marris, Circuit Clerk

Shelby County, Alabama

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 10/17/2023 02:48:17 PM **\$25.00 JOANN** 20231017000307080