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58-CV-2020-900421.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

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

5. 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 DISTRICT and mail the funds to:

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

6. 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

7. 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.

8. That costs are taxed as paid.

9. 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 JUDGE *Certified a true and correct copy*

Date: 10/11/23
Mary H. Harris
Mary H. Harris, Circuit Clerk
Shelby County, Alabama

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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