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58-CV-2019-901173.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

GUARDIAN TAX AL, LLC,
Plaintiff,

V.

SMITH ESTELLE E.,
CAPITAL ONE BANK (USA), N.A.,
CAVALRY PORTFOLIO SERVICES
LLC,
DEPARTMENT OF TREASURY-IRS
ET AL,
Defendants.

Case No.: CV-2019-901173.00

Amended Final Order

THIS MATTER comes before the Court upon Plaintiff, GUARDIAN TAX AL, LLC's, ("Guardian") Motion for Amended Final Order. After review of the applicable statutes and precedent case history, this Court finds as follows:

1. ESTELLE E. SMITH ("Smith") failed to make payments in accordance with the parties Structured Thirty-Six (36) Month Settlement Agreement.

2. On March 30, 2023, Smith conveyed the Property to Guardian by quitclaim deed recorded in the Judge of Probate's Deed Book at Instrument number 20230713000209490 on July 13, 2023.

3. Defendant, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE, filed a Disclaimer of Interest in the property made the subject of this litigation on August 11, 2023.

It is therefore ORDERED:

1. Plaintiff is granted quiet title and declared to be the sole holder in fee simple of the Property known as premises known as 9940 HWY 25, Calera, AL 35040 (Parcel No. 28 4 20 4 001 026.000) ("the Property").

2. Defendant ESTELLE E. SMITH, or anyone claiming under her are

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barred from any claim to the Property.

3. That CAPITAL ONE BANK (USA), N.A., CAVALRY PORTFOLIO SERVICES LLC, AND CURRENT OCCUPANT, TERRY HURT having been properly served and having failed to file an Answer and were found in default and any claims by these defendants to the Property are barred and this matter was dismissed with prejudice as to CAPITAL ONE BANKE (USA), N.A., CAVALRY PORTFOLIO SERVICES LLC, AND CURRENT OCCUPANT, TERRY HURT on June 29, 2021.

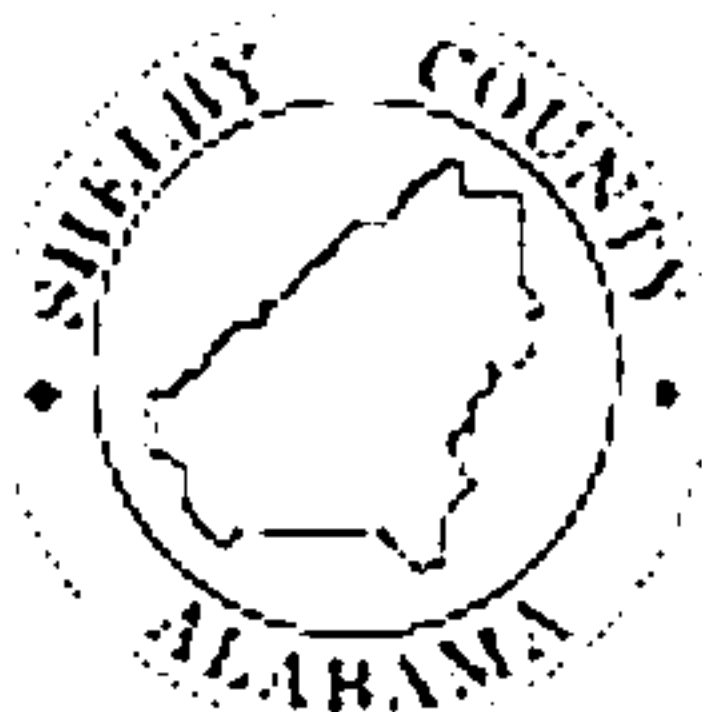
4. DEFENDANT DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE having disclaimed any interest in the Property is hereby found to not have an interest in the property and is therefore dismissed from this matter.

5. The Shelby County Probate Court shall record the 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 Plaintiff.

6. Costs are taxed as paid.

DONE this 11th day of October, 2023.

[Signature]
 Certified a true and correct copy
 Date: 10/20/23
CIRCUIT JUDGE *[Signature]*
 Mary H. Harris, Circuit Clerk
 Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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Allen S. Bayl